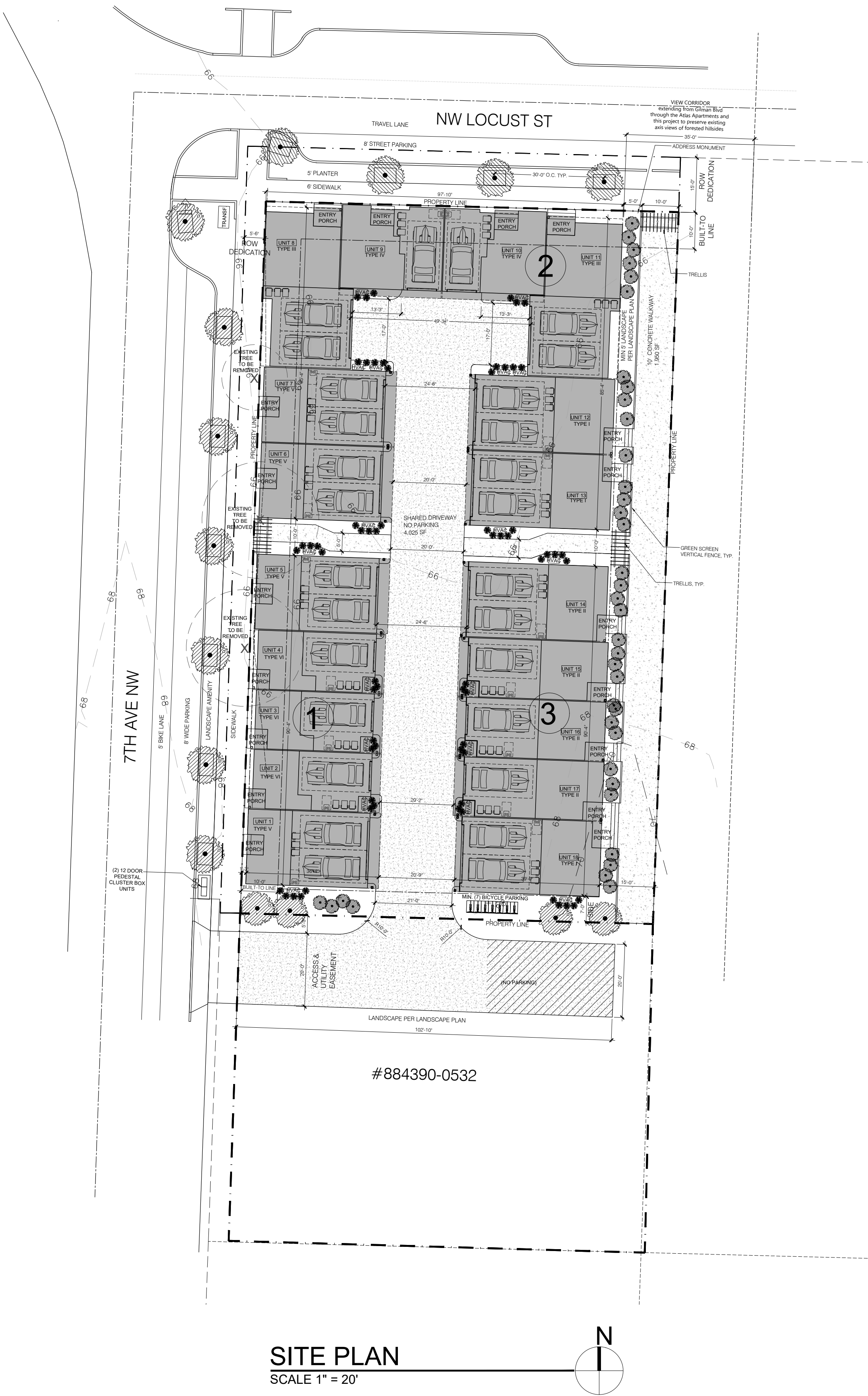


638 NW LOCUST STREET, ISSAQUAH



SITE PLAN
SCALE 1" = 20'

ZONING & CODE INFORMATION

ADDRESS: 683 NW LOCUST ST
CITY OF ISSAQUAH

ZONING: MUR
OVERLAY: CENTRAL ISSAQUAH - TRADITIONAL

PARCEL ASSESSOR'S #: 8843900530, 8843900531
LOT SIZE: 24,901 SF
(per survey before ROW deductions)

LEGAL DESCRIPTION:

OCCUPANCY: IRC TOWNHOUSES w FIRESEPARATIONS
and NFPA 13-D FIRE SPRINKLERS

CIDDS:
SETBACKS:
REQUIRED:
PER CIDDS TABLE 4.4:

BUILD-TO-LINE - 0' - 10'
SIDE YARDS - 7'-0"
REAR YARD -7'-0"

MAX HEIGHT ALLOWED:
PER CIDDS TABLE 4.4:

40' ABOVE AEG
to the midpoint of the highest gable

PARKING:
VEHICULAR: 1 per unit
BICYCLE: .15 per bedroom

BUILDING FRONTAGE:
MINIMUM REQUIRED 60%

126' & 68'

COMMUNITY SPACES:
REQUIRED:
INDIVIDUAL PRIVATE 48 SF per unit

IMPERVIOUS SURFACE:

LOT SIZE: 24,901 SF
IMPERVIOUS SURFACE ALLOWED (80%) 19,921SF
PER CIDDS TABLE 4.4

TOTAL IMPERVIOUS SURFACE AS DIAGRAMMED:
WALKWAYS, FRONT PORCHES, STEPS: 2,660 SF
SHARED DRIVEWAY: 3,045
BUILDINGS: 13,206 SF
TOTAL: 19,811 SF
79.6%

LEGEND:

- BUILDING FOOTPRINT
- IMPERVIOUS PAVEMENT
- LINE OF BUILDING ABOVE
- BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- BUILT-TO LINE

PROJECT DESCRIPTION:

CONSTRUCT AN EIGHTEEN-UNIT TOWNHOME PROJECT
WITHIN THREE INDIVIDUAL BUILDINGS.

PROJECT TEAM:

OWNER / CONTRACTOR:

DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: 206.755.6041
E: mark.drmproperties@gmail.com

ARCHITECT:

MEDICI ARCHITECTS
EMILY BUCHWALTER, AIA
11711 SE 8TH ST, SUITE 100
BELLEVUE, WA 98005
P: 425-453-9298
E: emily@mediciarchitects.com

CIVIL ENGINEER:

KEITH LITCHFIELD
12840 81ST AVE NE
KIRKLAND, WA 98034
P: 425.821.5038
E: ka.litchfield@frontier.com

GEOTECHNICAL ENGINEER:

GEO GROUP NORTHWEST, INC
WILLIAM CHANG
13240 NE 20TH STREET, STE 10
BELLEVUE, WA 98005
P: 425-649-8757

LANDSCAPE:

CRAIG LEWIS
12610 NE 104TH ST
KIRKLAND, WA 98033
P: 425.454.5723
E: craig@jgm-inc.com

SURVEYOR:

TERRANE
EDWIN GREEN
10801 MAIN ST, SUITE 102
BELLEVUE, WA 98004
P: 425.458.4488
E: support@terrane.net

BUILDING CLASSIFICATION

- A. OCCUPANCY CLASSIFICATION: SINGLE FAMILY RESIDENCE
B. TYPE OF CONSTRUCTION:
1. AUTOMATIC SPRINKLERS PROVIDED X YES NO
SPRINKLER SYSTEM TO BE A FLOW THRU SYSTEM
2. TYPE OF CONSTRUCTION: TYPE V.B

FLOOR AREA PER BUILDING:

BUILDING 1:
(2) TYPE V 3,790 SF
(3) TYPE VI 4,300 SF
TOTAL: 8,090 SF

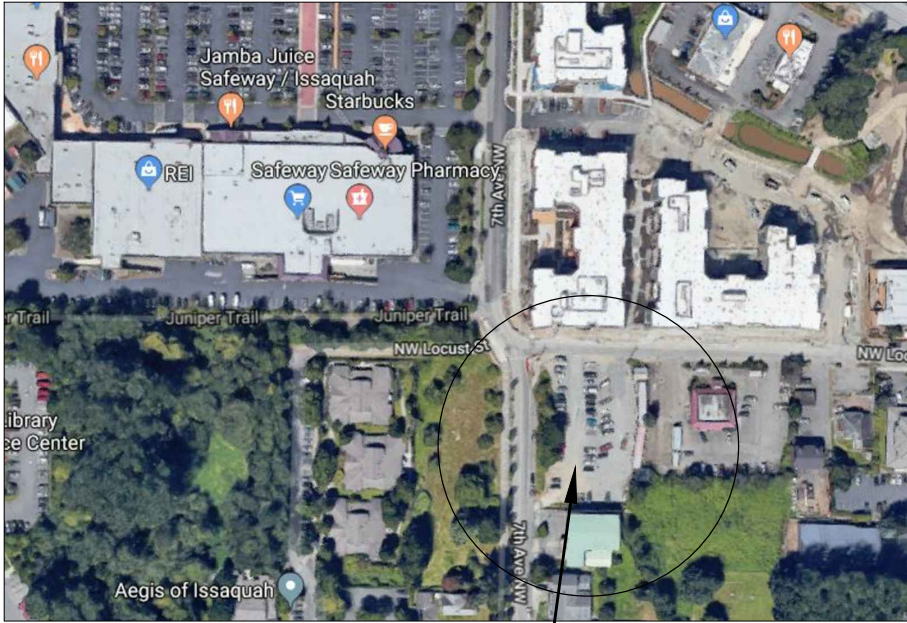
BUILDING 2:
(2) TYPE I 3,478 SF
(2) TYPE III 3,812 SF
(2) TYPE IV 3,126 SF
(2) TYPE V 3,790 SF
TOTAL: 14,206 SF

BUILDING 3:
(1) TYPE I 1,739 SF
(4) TYPE II 5,684 SF
TOTAL: 7,423 SF

FAR CALCS:

LOT SIZE: 24,901 SF
FLOOR AREA RATIO: 1.25
FAR ALLOWED: 31,126 SF

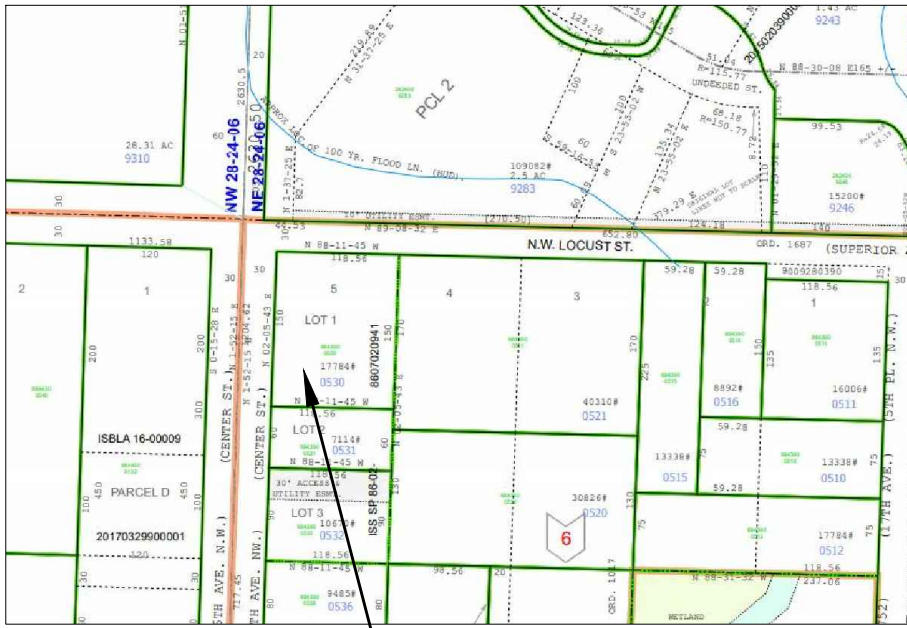
BUILDING 1 8,090 SF
BUILDING 2 14,206 SF
BUILDING 3 7,423 SF
TOTAL FAR: 29,718 SF (1.19)



PROJECT LOCATION

VICINITY MAP

NTS



PROJECT LOCATION

QT. SECT. MAP

NTS

ARCHITECTURAL SHEET INDEX

- A0.0 TITLE SHEET
- A0.1 TURNING DIAGRAMS
- A1.0 FLOOR PLANS
- A1.1 FLOOR PLANS
- A1.2 FLOOR PLANS
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A3.0 PERSPECTIVES

CIVIL SHEET INDEX

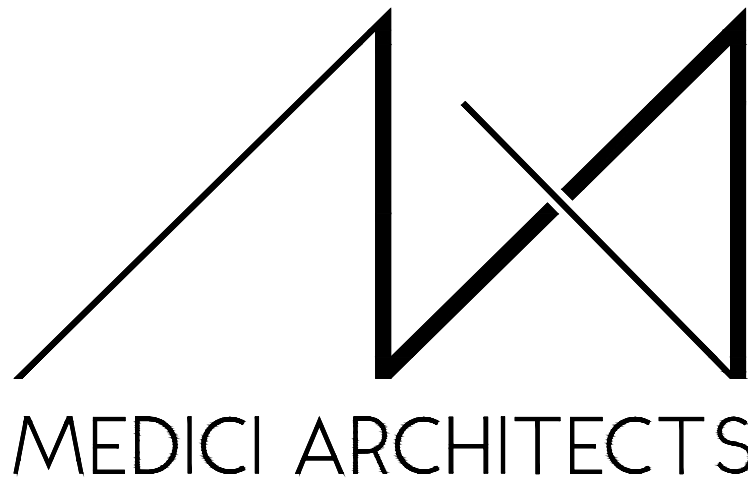
- C1 COVER SHEET
- C2 TESC PLAN
- C3 SITE IMPROVEMENT PLAN
- C4 STANDARD NOTES
- C5 STANDARD DETAILS
- C6 STANDARD DETAILS
- C7 STANDARD DETAILS

LANDSCAPE SHEET INDEX

- L1.0 PLANTING PLAN
- L2.0 SITE DETAILS

SURVEY

TOPOGRAPHIC SURVEY INCLUDED



ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

- 1.
- 2.
- 3.
- 4.
- 5.

PROJECT / CLIENT:

683 NW LOCUST STREET

DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041

JOB ADDRESS:

683 NW LOCUST AVE

ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

TITLE SHEET

Drawn By: JK, SJ

Checked By: EB

Owner Approval:

PHASE:

FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

PLOT SCALE: 1:1


A0.0



11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

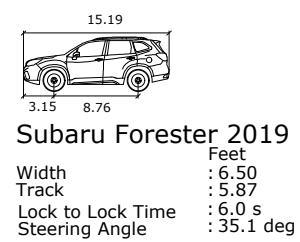
DRAWING NAME:

FEASIBILITY



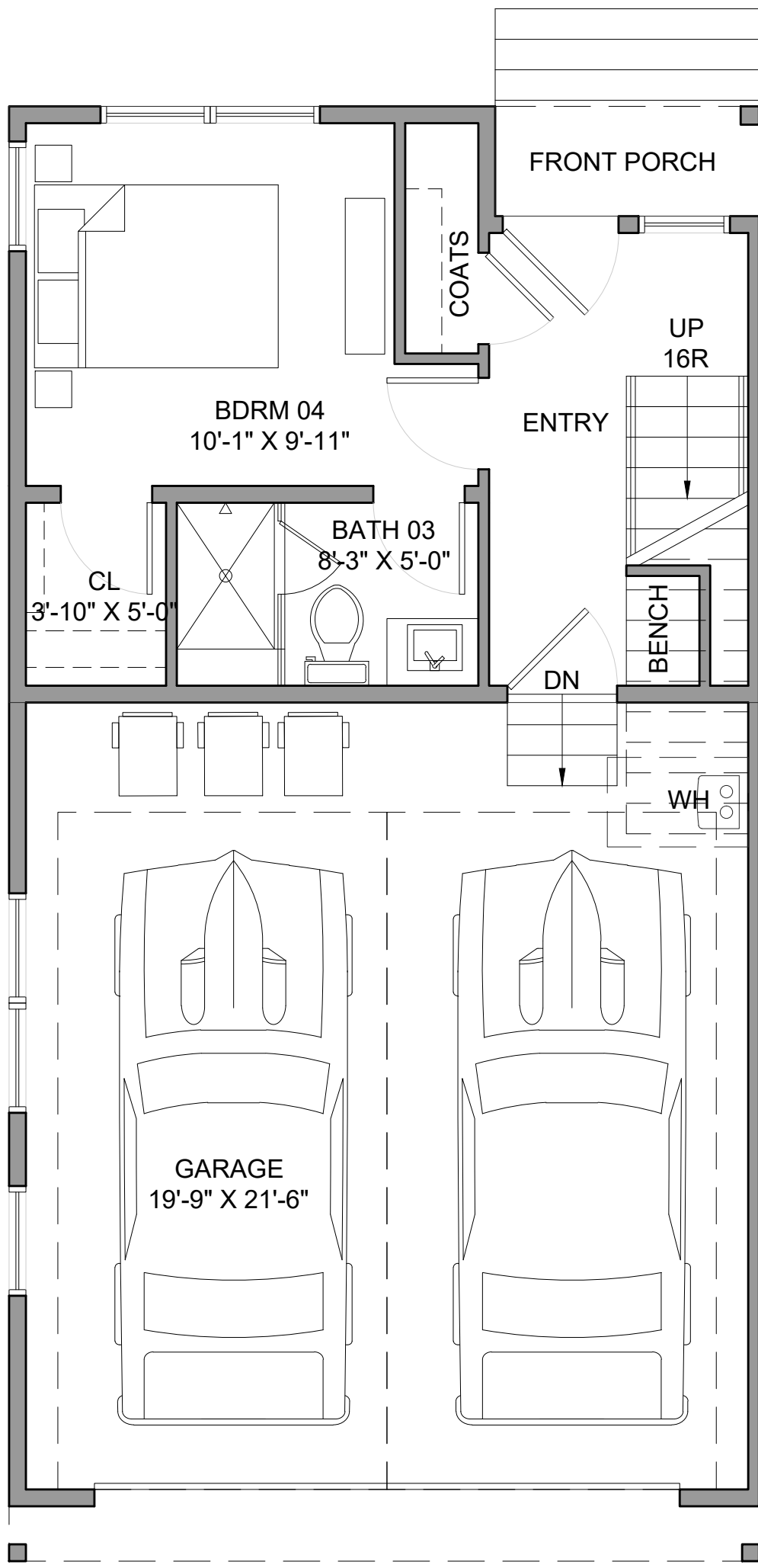
SU-30

	Feet
Width	: 8.01
Track	: 8.01
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.8 deg



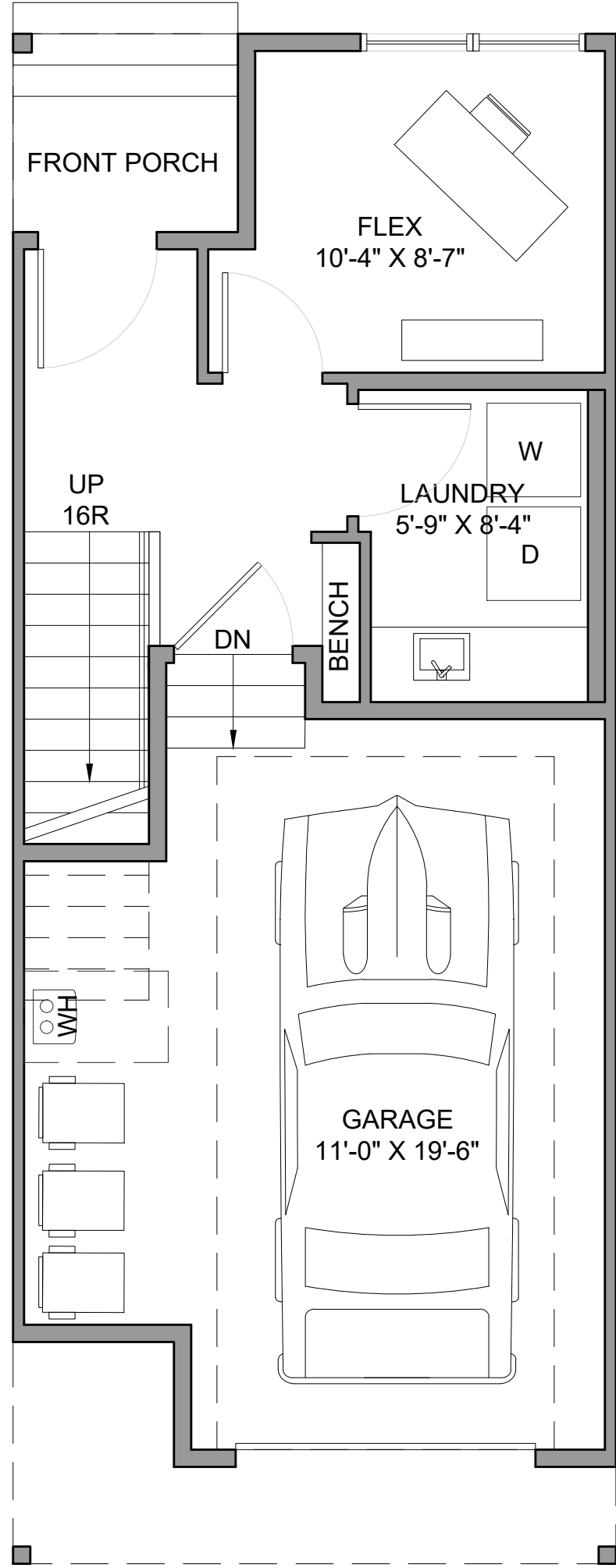
GARBAGE TRUCK

SCALE 1" = 20'



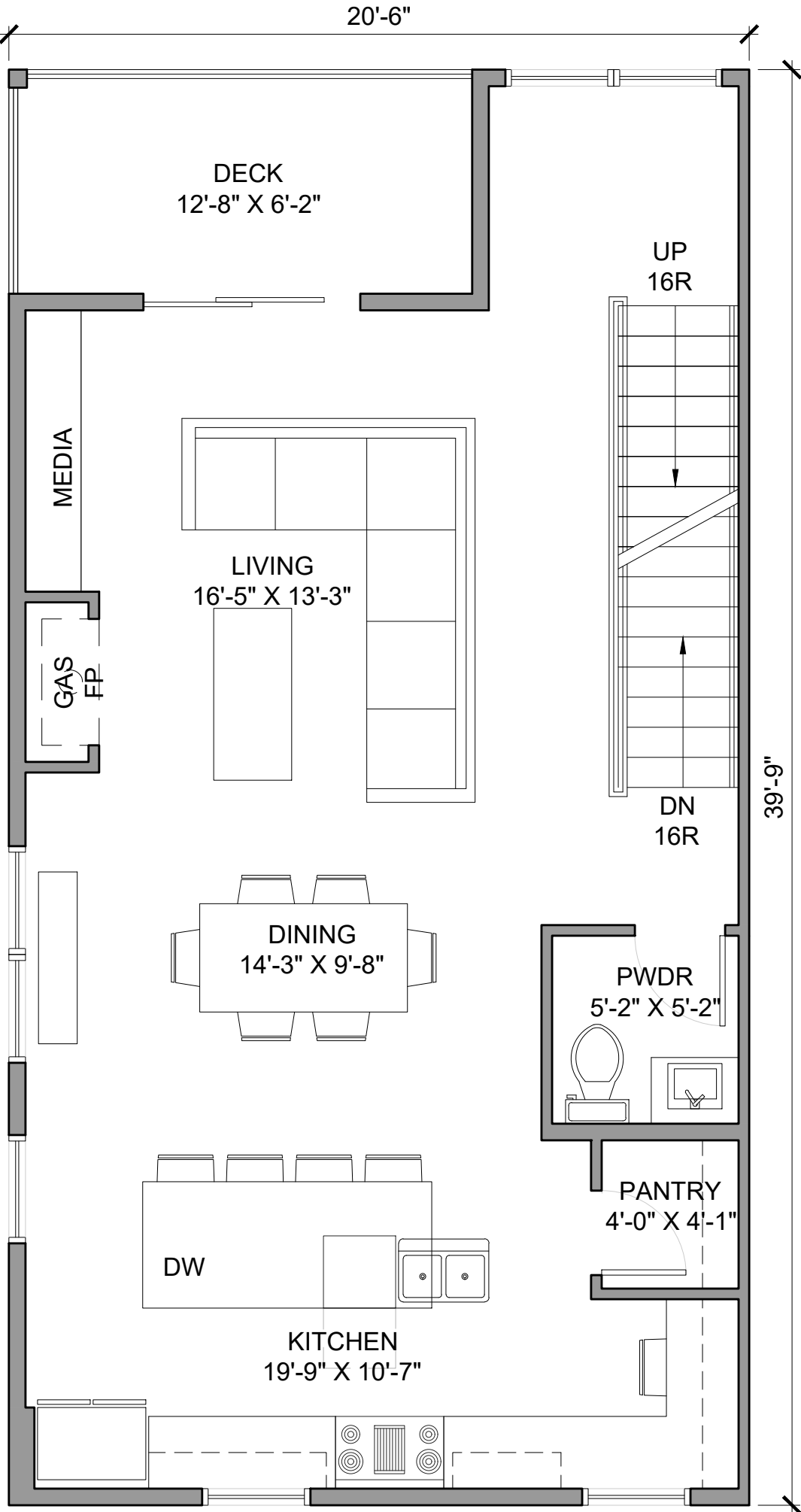
TYPE I | FIRST FLOOR

SCALE 1/4" = 1'-0"



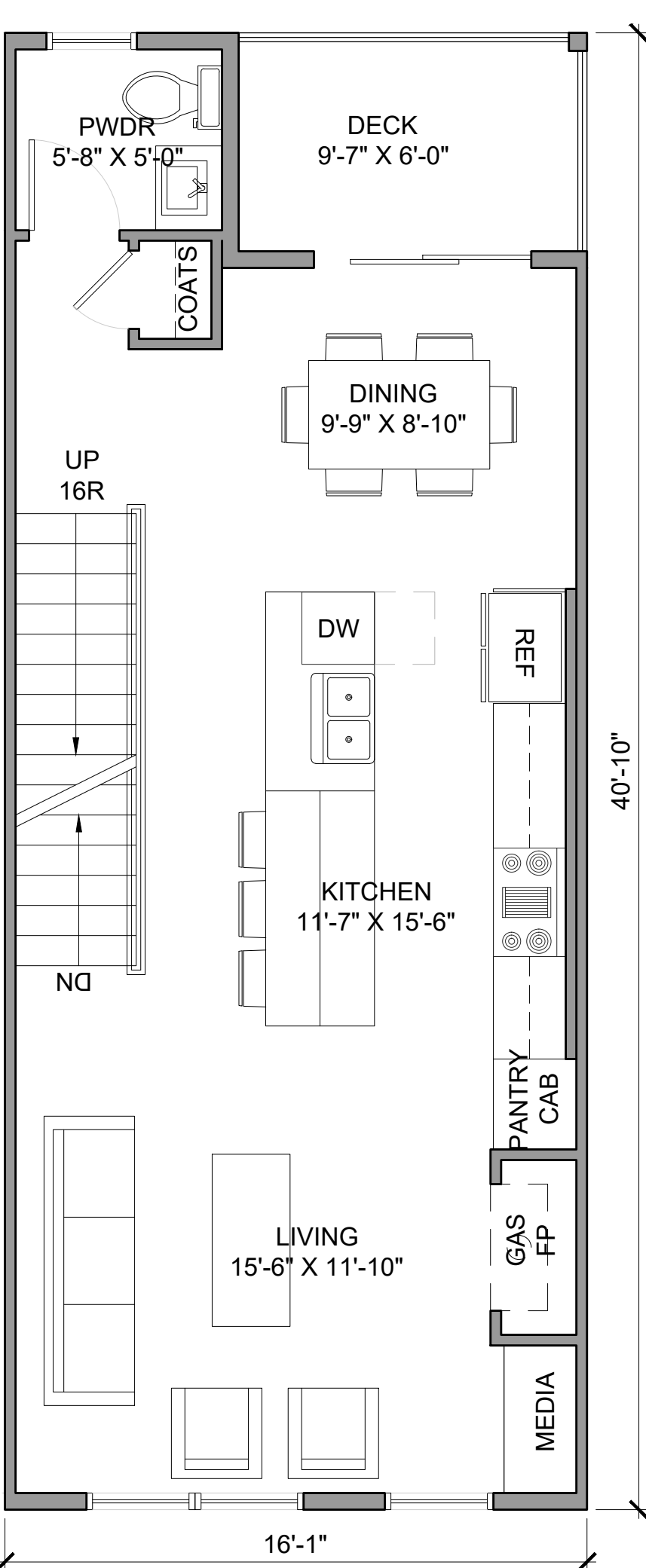
TYPE II | FIRST FLOOR

SCALE 1/4" = 1'-0"



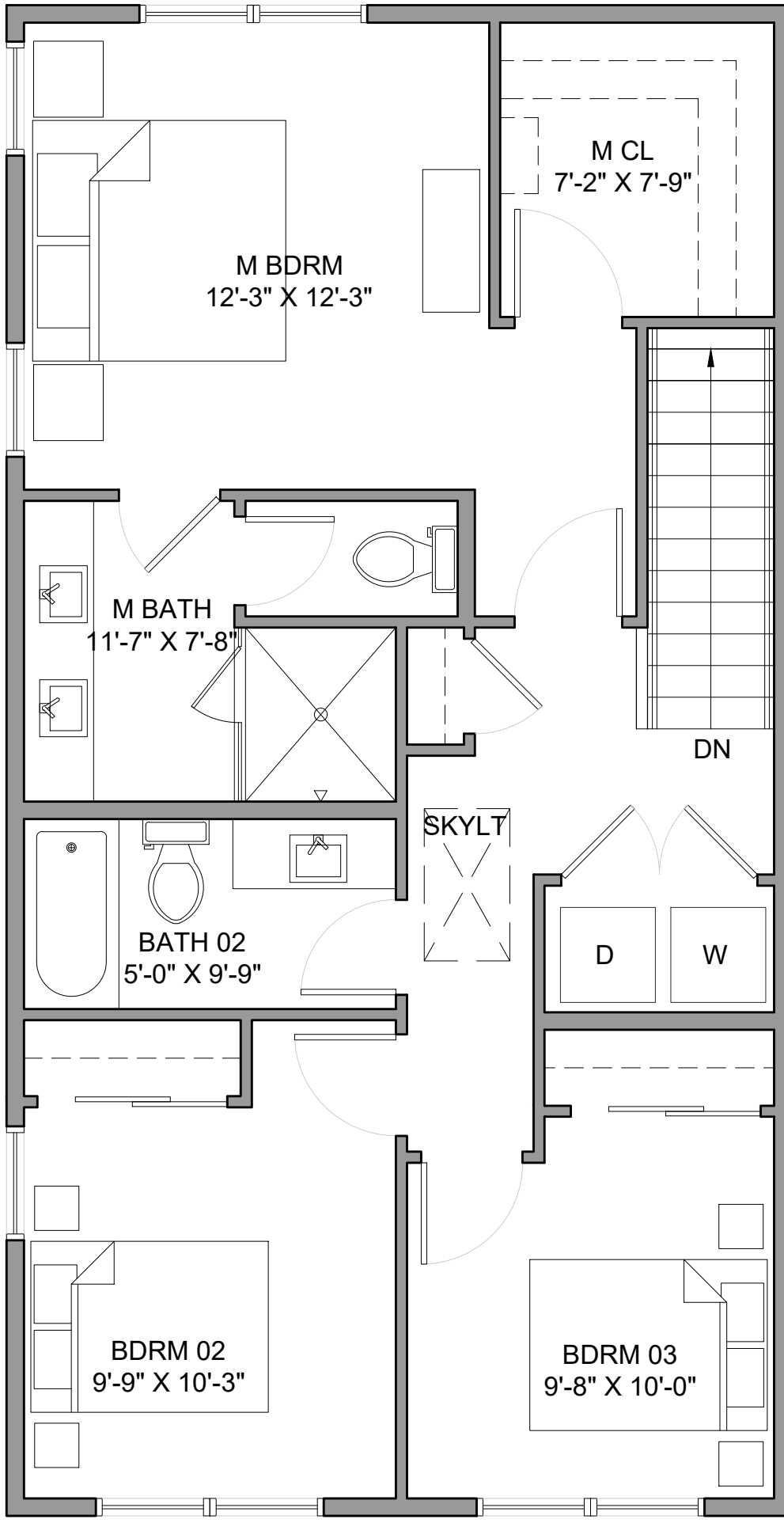
TYPE I | SECOND FLOOR

SCALE 1/4" = 1'-0"



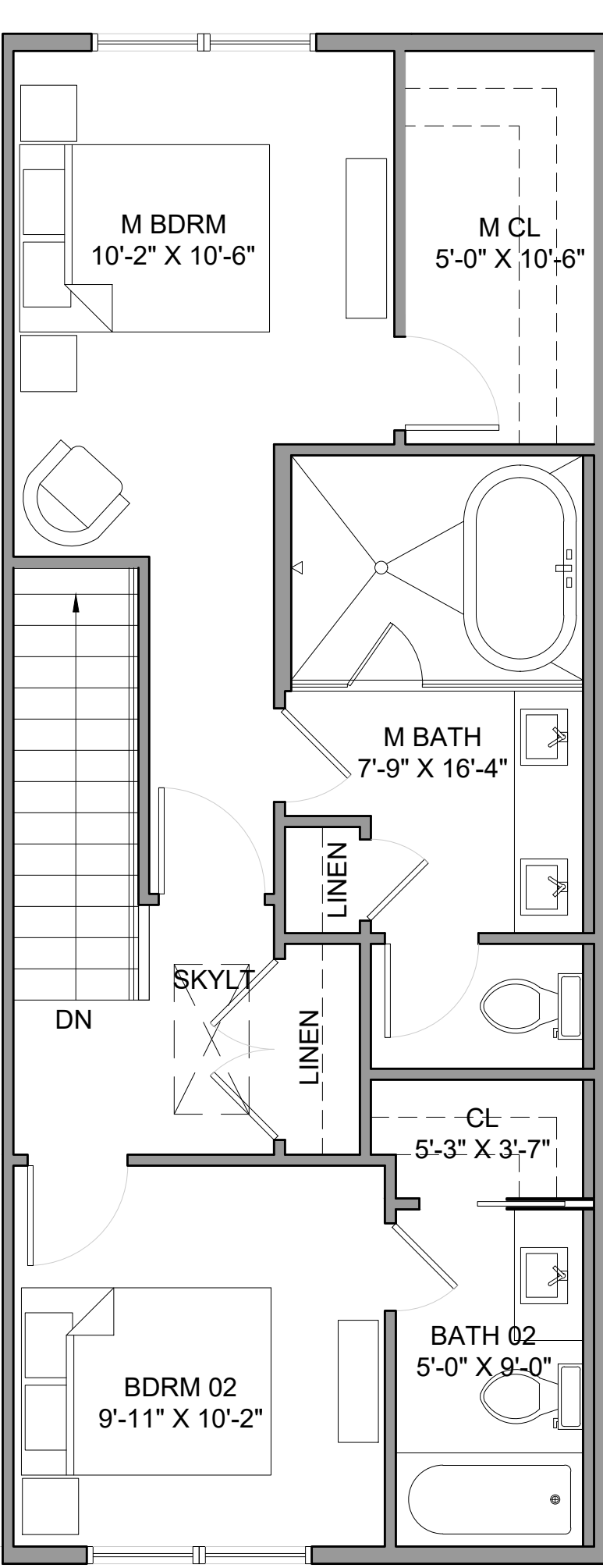
TYPE II | SECOND FLOOR

SCALE 1/4" = 1'-0"



TYPE I | THIRD FLOOR

SCALE 1/4" = 1'-0"



TYPE II | THIRD FLOOR

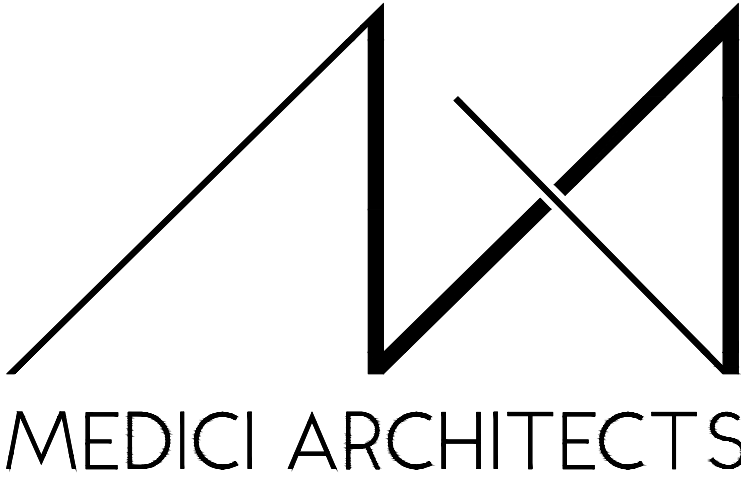
SCALE 1/4" = 1'-0"

TYPE I UNIT FLOOR AREA:

1ST FLOOR LIVING:	282 SF
2ND FLOOR LIVING:	690 SF
3RD FLOOR LIVING:	767 SF
TOTAL LIVING:	1,739 SF

TYPE II UNIT FLOOR AREA:

1ST FLOOR LIVING:	242 SF
2ND FLOOR LIVING:	560 SF
3RD FLOOR LIVING:	619 SF
TOTAL LIVING:	1,421 SF



ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

-
-
-
-
-

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS
UNIT TYPE I&II

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

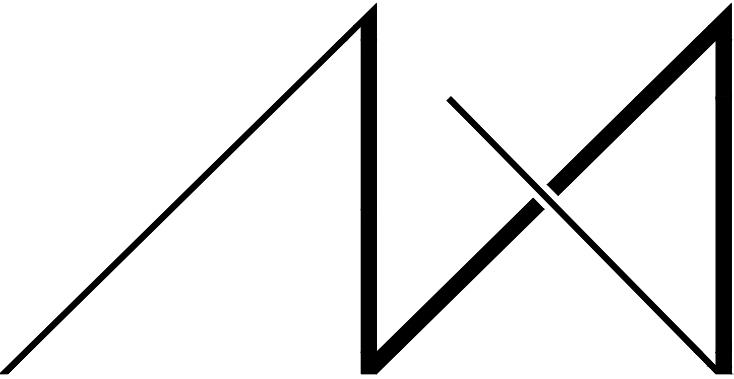
This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

PLOT SCALE: 1:1

A1.0



MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

-
-
-
-
-

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS
UNIT TYPE III&IV

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

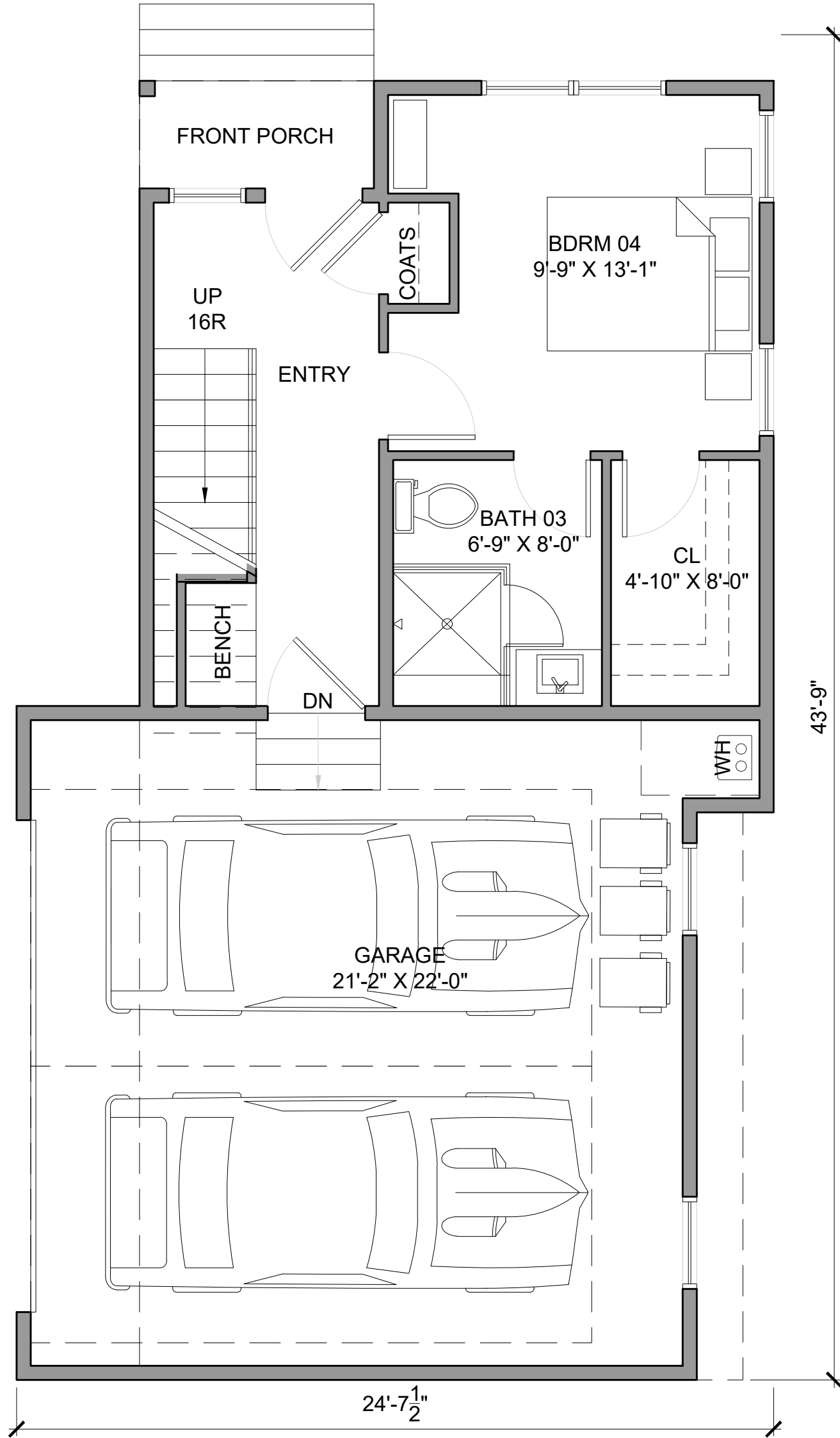
FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

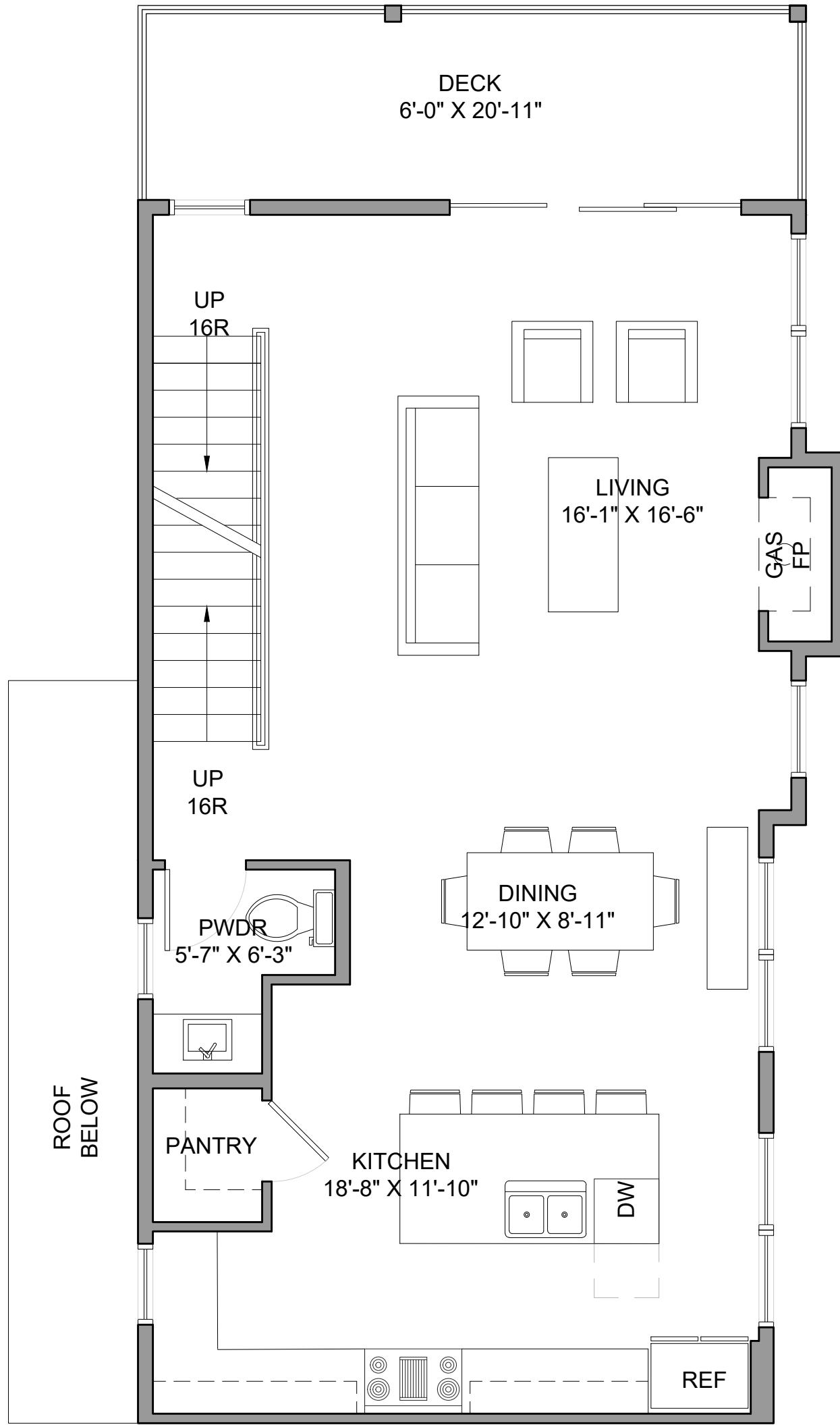
DATE: 03-17-20

PLOT SCALE: 1:1



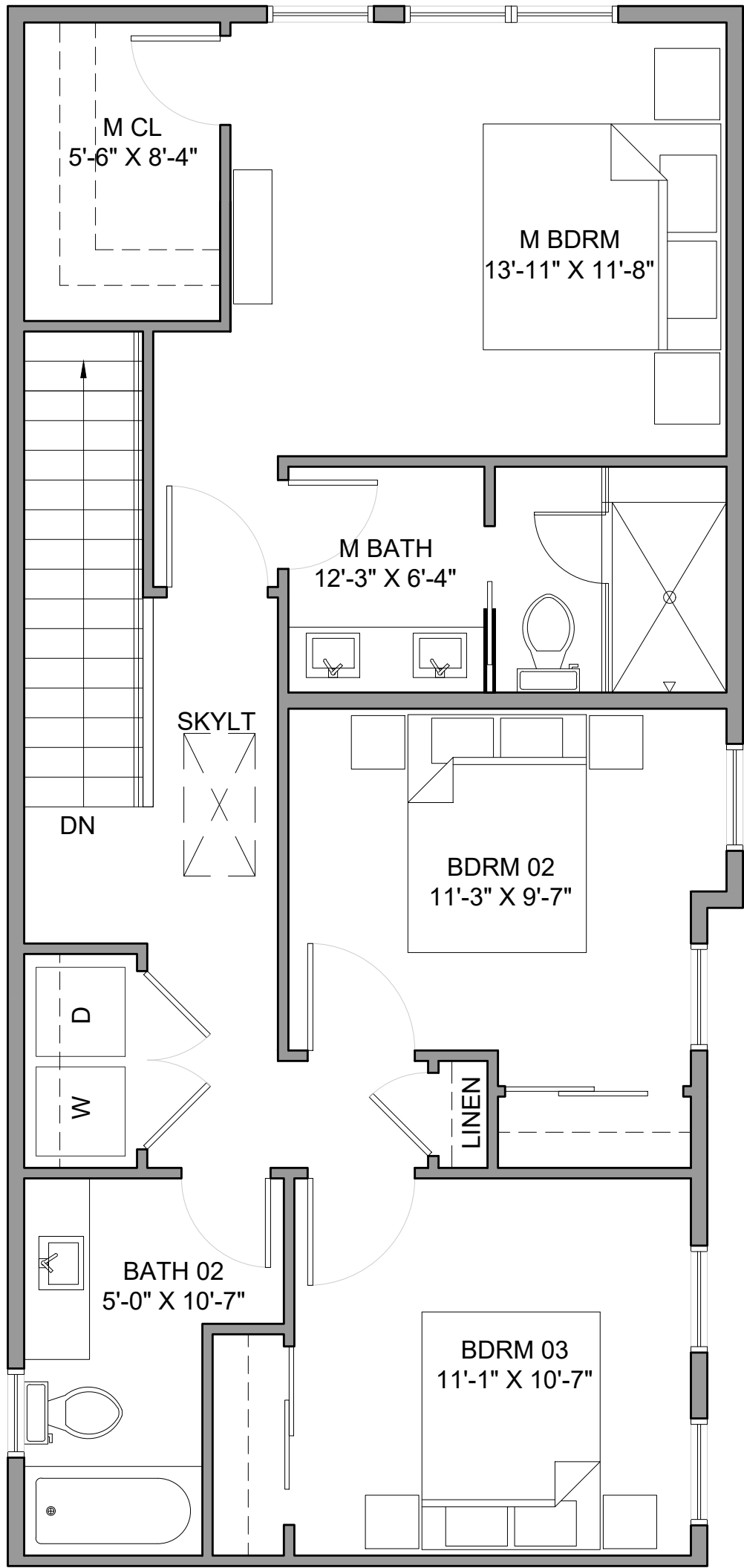
TYPE III | FIRST FLOOR

SCALE 1/4" = 1'-0"



TYPE III | SECOND FLOOR

SCALE 1/4" = 1'-0"

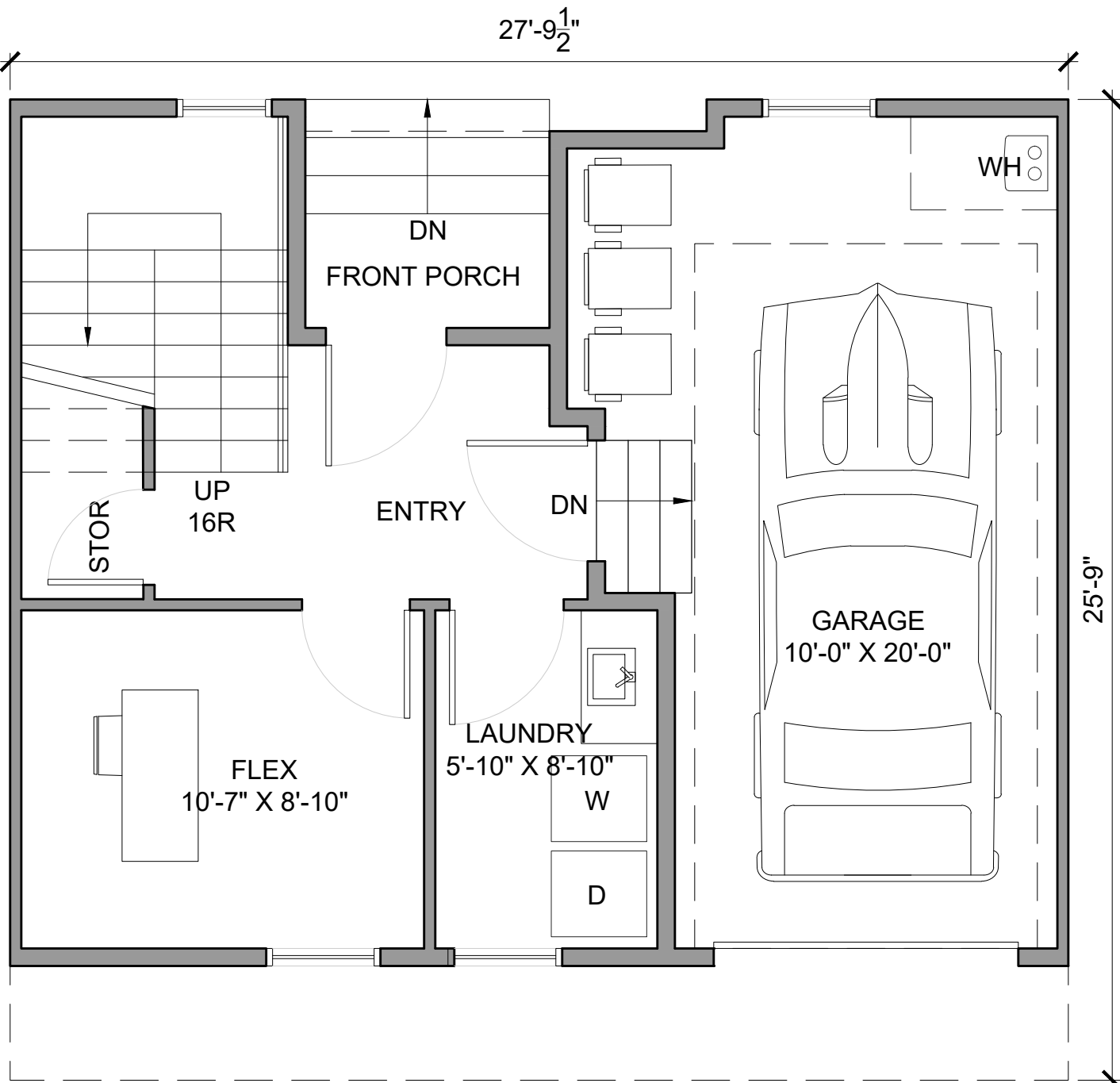


TYPE III | THIRD FLOOR

SCALE 1/4" = 1'-0"

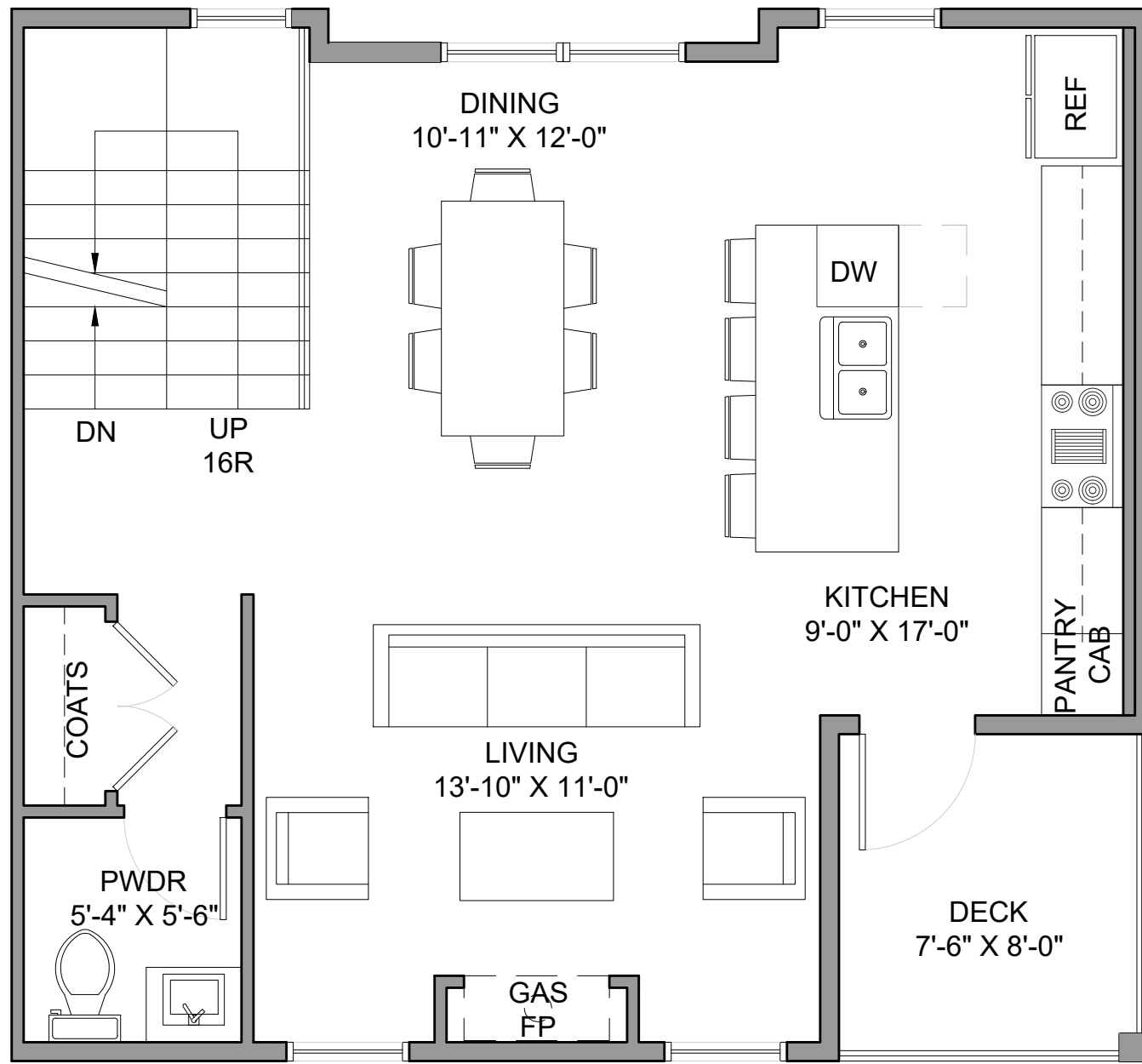
TYPE III UNIT FLOOR AREA:

1ST FLOOR LIVING: 360 SF
2ND FLOOR LIVING: 717 SF
3RD FLOOR LIVING: 829 SF
TOTAL LIVING: 1,906 SF



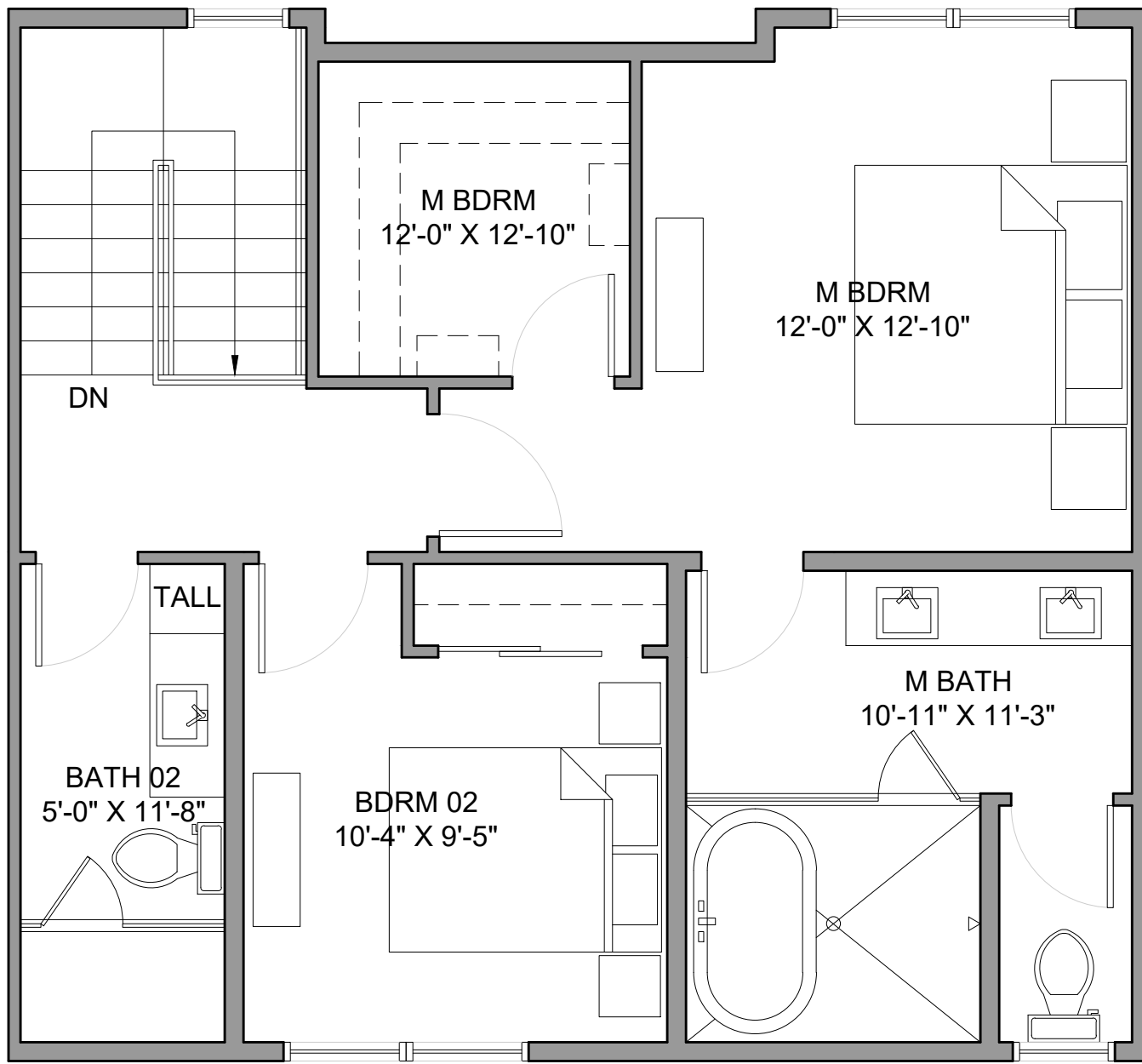
TYPE IV | FIRST FLOOR

SCALE 1/4" = 1'-0"



TYPE IV | SECOND FLOOR

SCALE 1/4" = 1'-0"

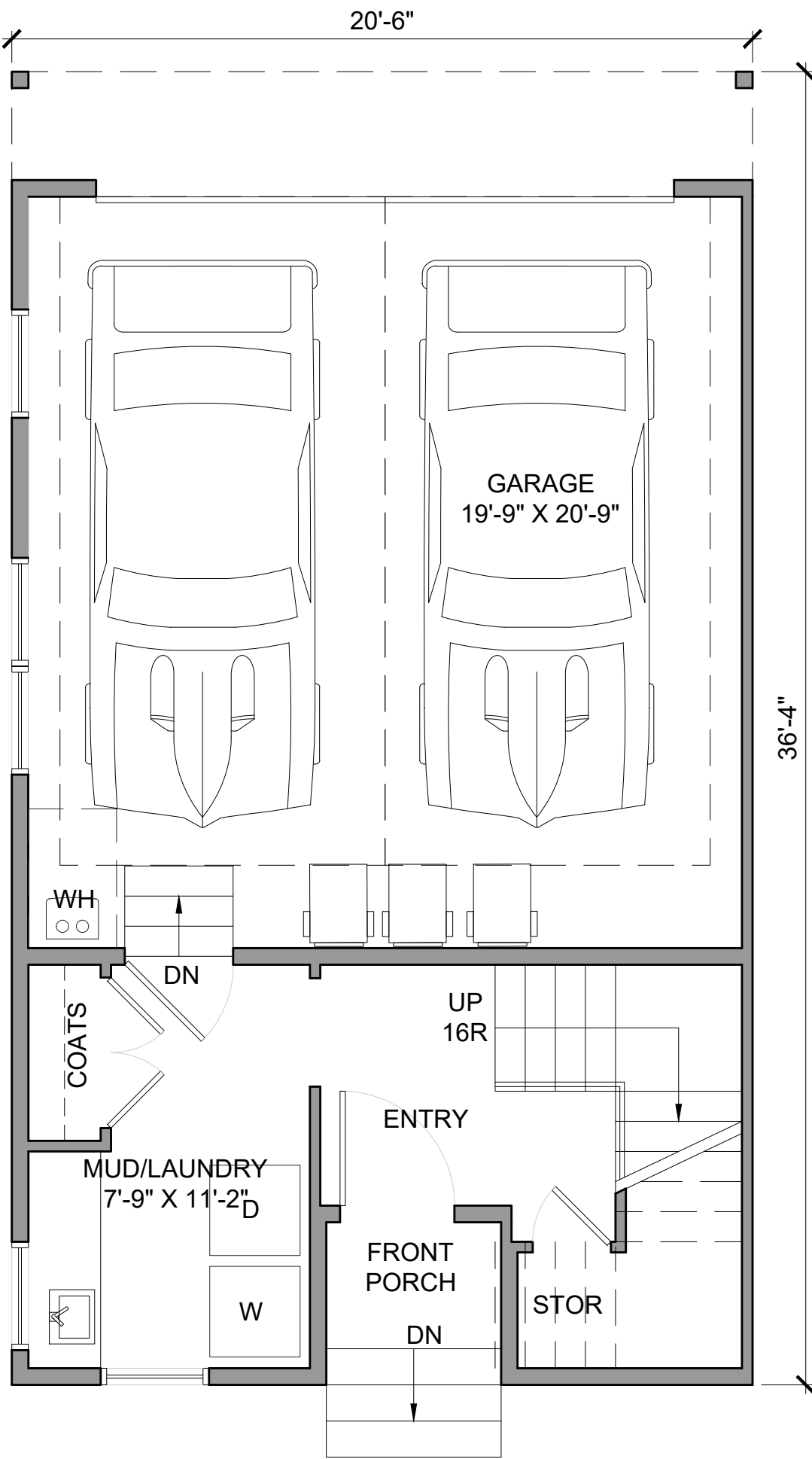


TYPE IV | THIRD FLOOR

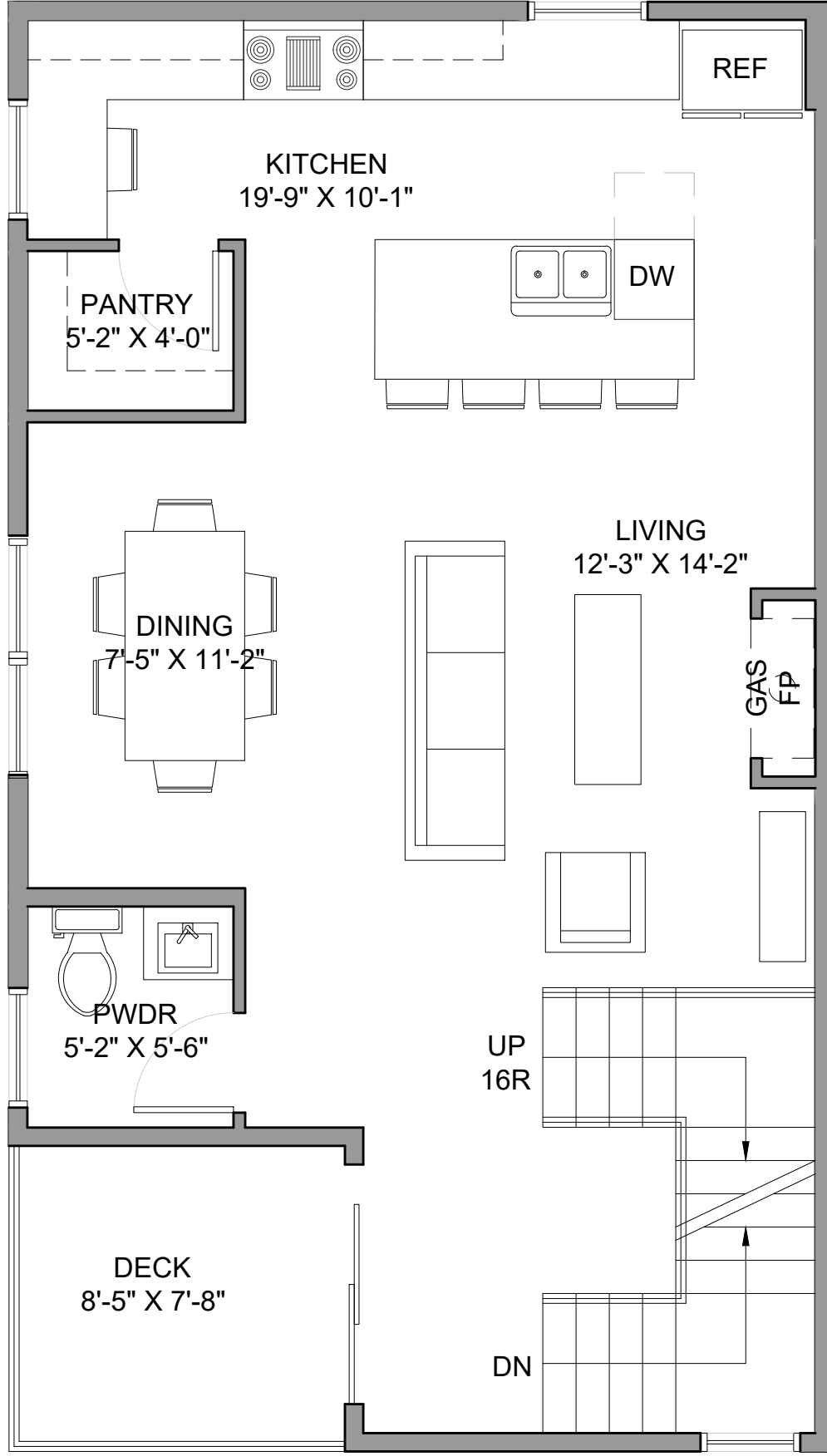
SCALE 1/4" = 1'-0"

TYPE IV UNIT FLOOR AREA:

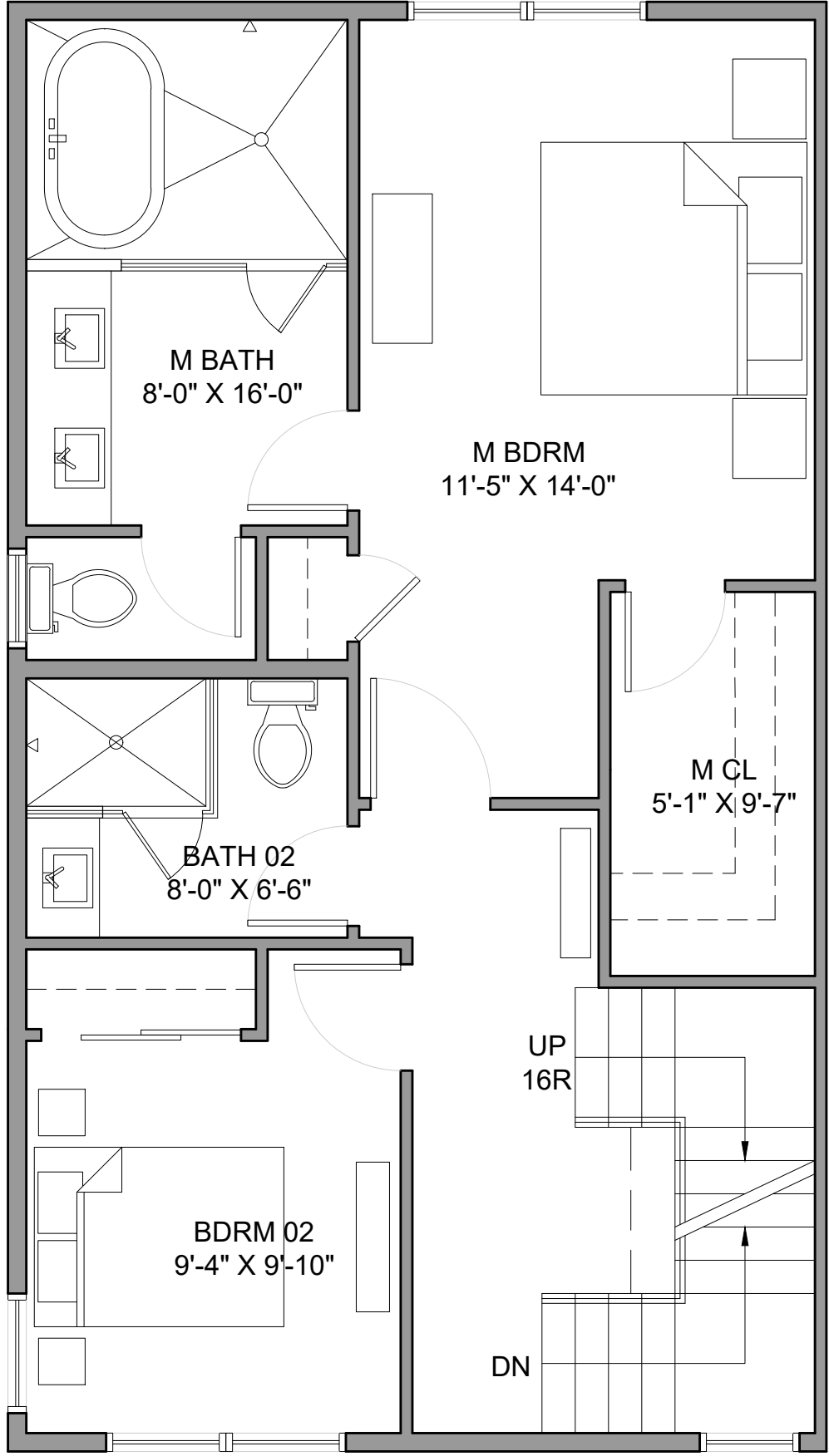
1ST FLOOR LIVING: 292 SF
2ND FLOOR LIVING: 604 SF
3RD FLOOR LIVING: 667 SF
TOTAL LIVING: 1,563 SF



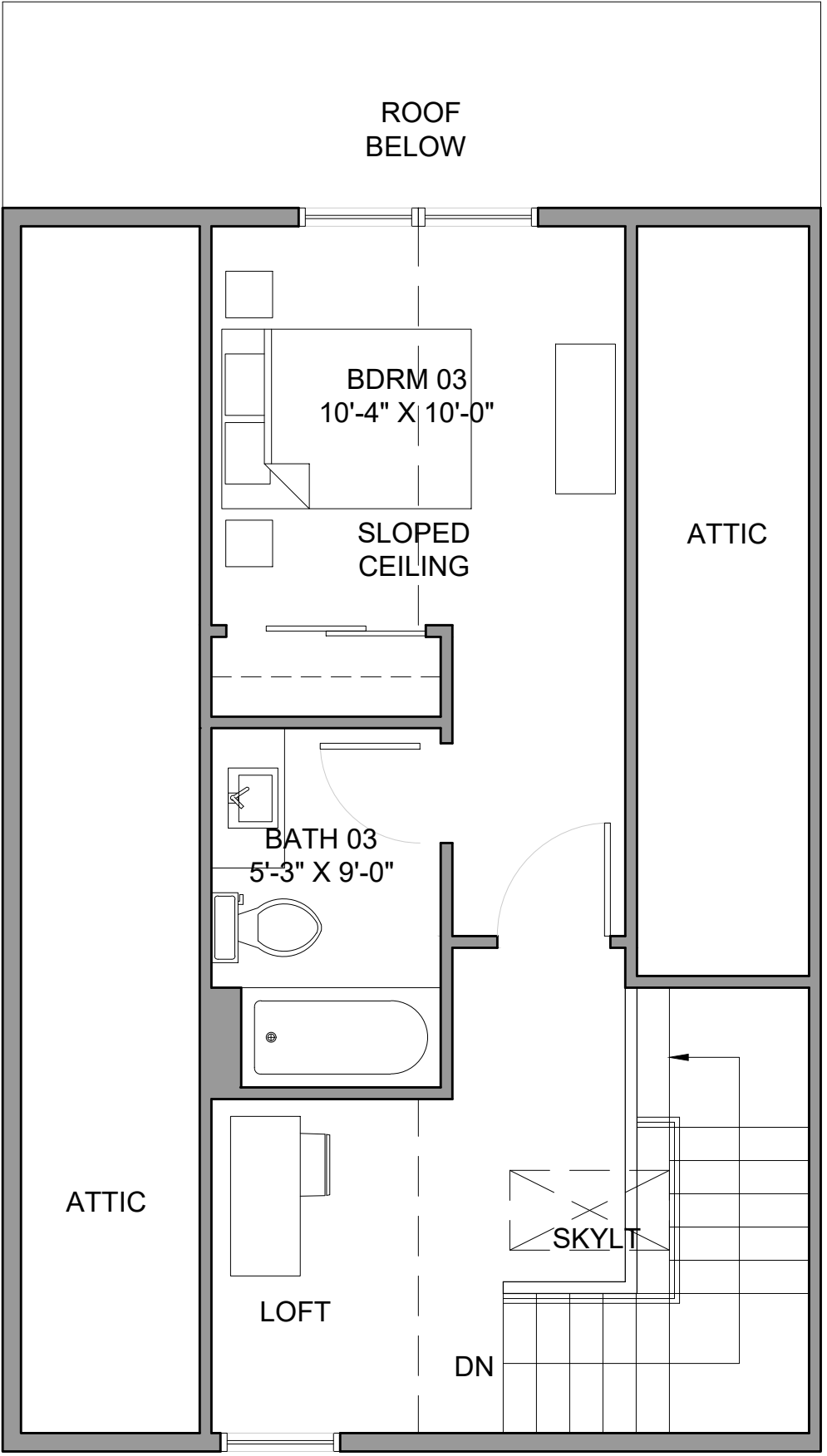
TYPE V | FIRST FLOOR
SCALE 1/4" = 1'-0"



TYPE V | SECOND FLOOR
SCALE 1/4" = 1'-0"



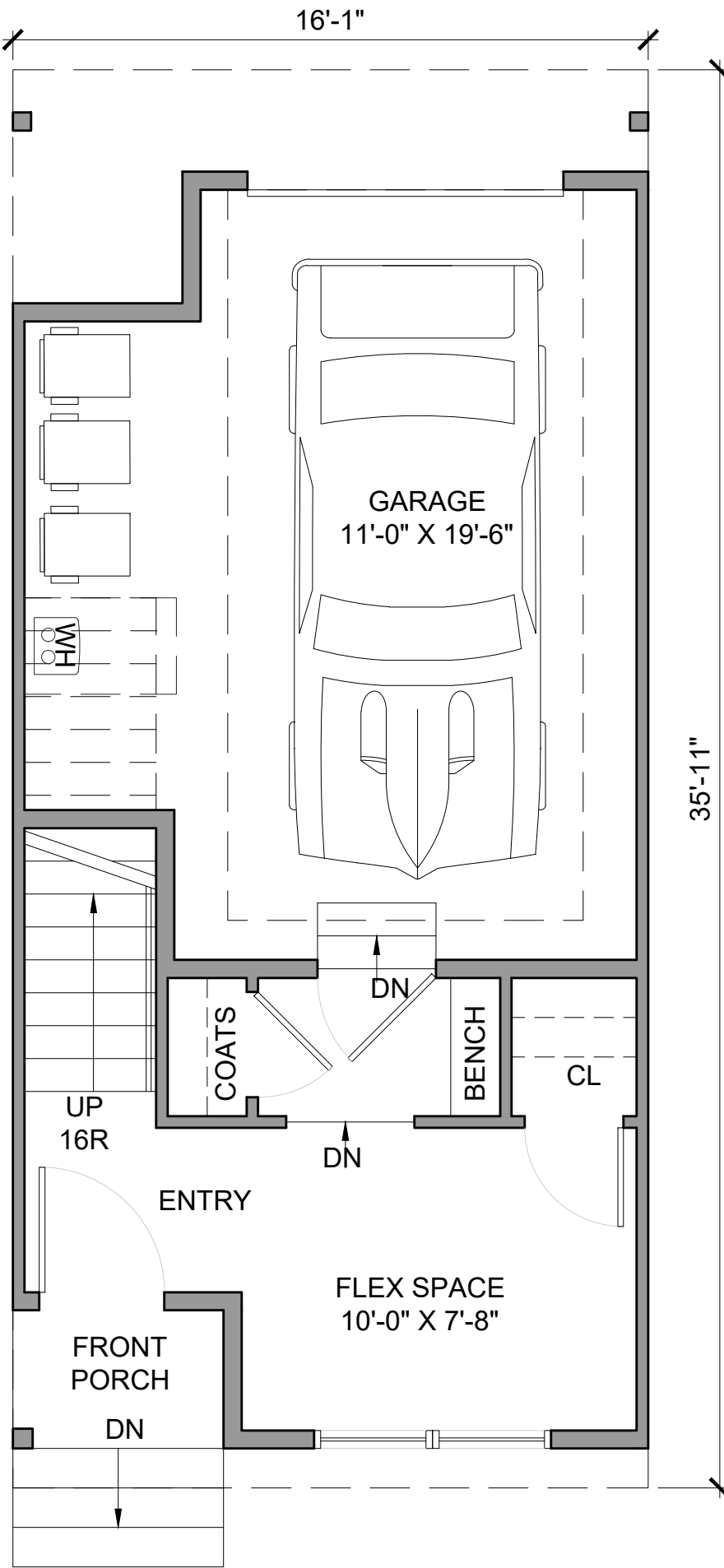
TYPE V | THIRD FLOOR
SCALE 1/4" = 1'-0"



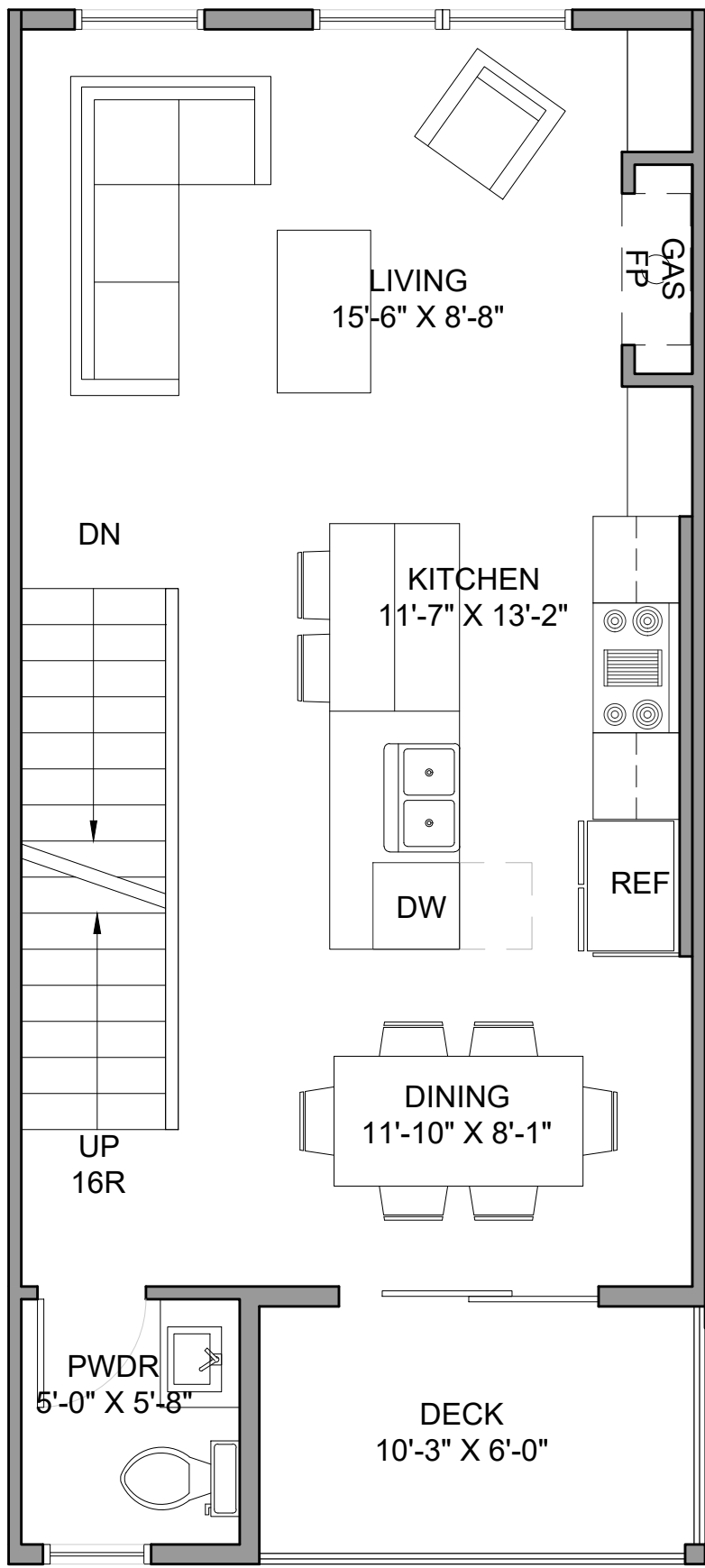
TYPE V | FORTH FLOOR
SCALE 1/4" = 1'-0"

TYPE V UNIT FLOOR AREA:

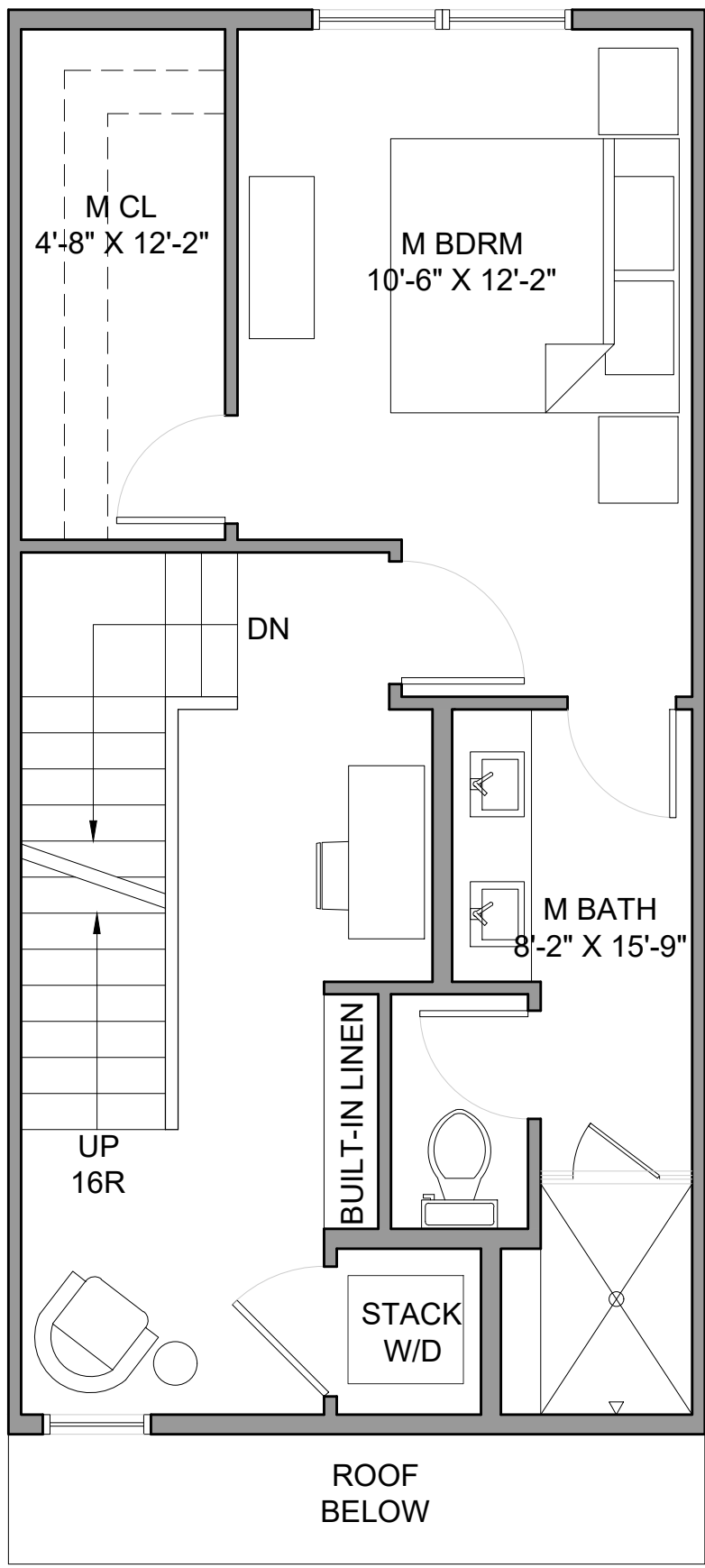
1ST FLOOR LIVING:	195 SF
2ND FLOOR LIVING:	635 SF
3RD FLOOR LIVING:	700 SF
4TH FLOOR LIVING:	365 SF
TOTAL LIVING:	1,895 SF



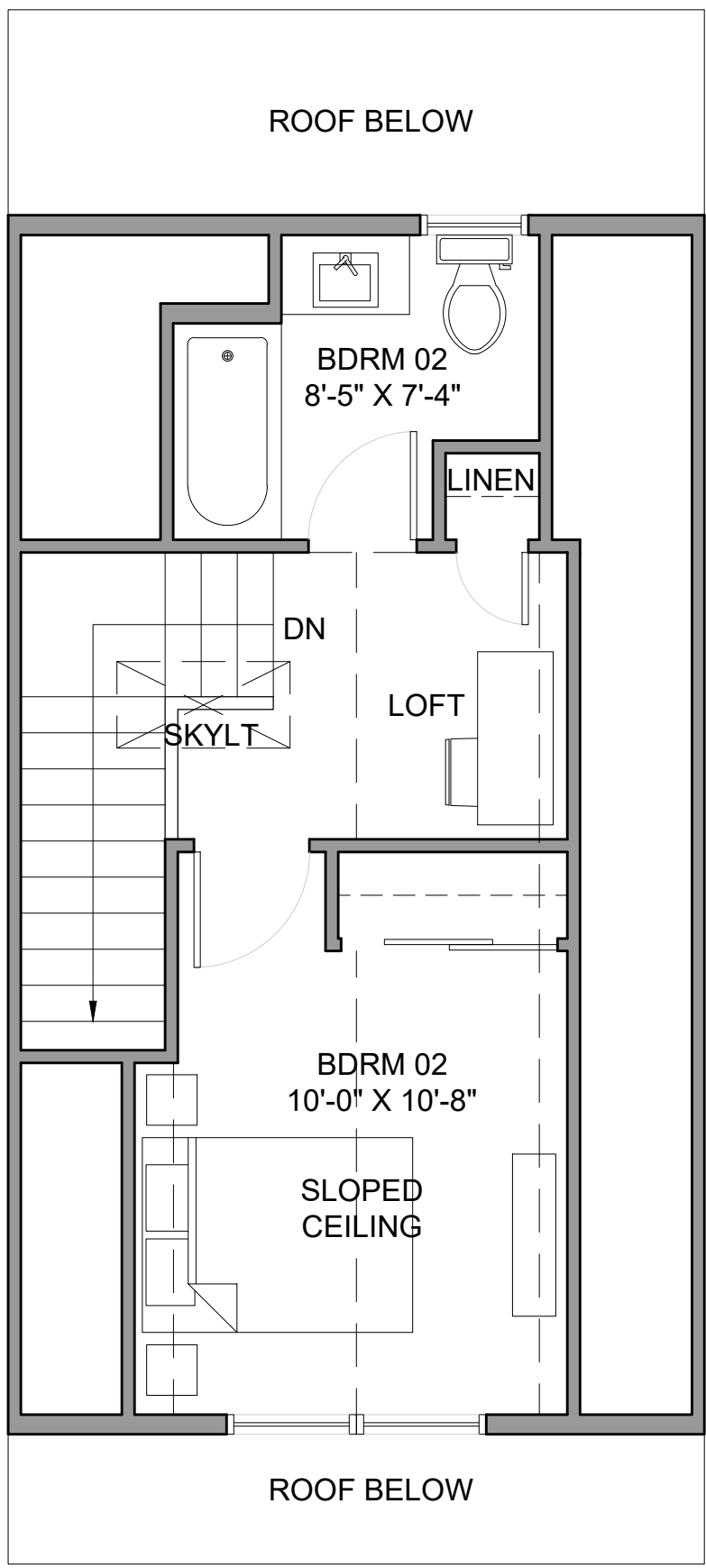
TYPE VI | FIRST FLOOR
SCALE 1/4" = 1'-0"



TYPE VI | SECOND FLOOR
SCALE 1/4" = 1'-0"



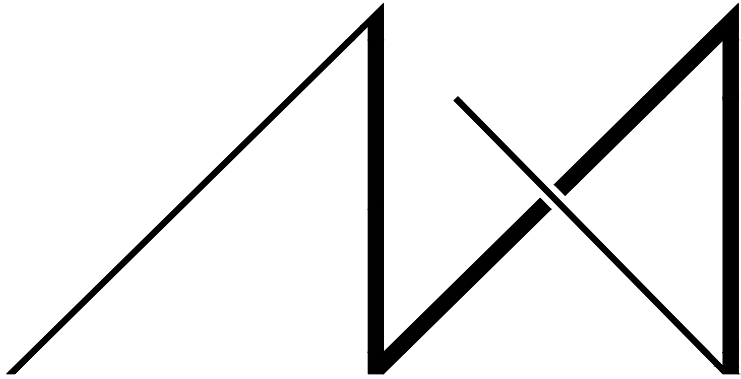
TYPE VI | THIRD FLOOR
SCALE 1/4" = 1'-0"



TYPE VI | FORTH FLOOR
SCALE 1/4" = 1'-0"

TYPE VI UNIT FLOOR AREA:

1ST FLOOR LIVING:	171 SF
2ND FLOOR LIVING:	480 SF
3RD FLOOR LIVING:	496 SF
4TH FLOOR LIVING:	286 SF
TOTAL LIVING:	1,537 SF



MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE:	DATE:
REVISIONS:	DATE:
1.	
2.	
3.	
4.	
5.	

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

FLOOR PLANS
UNIT TYPE V&VI

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

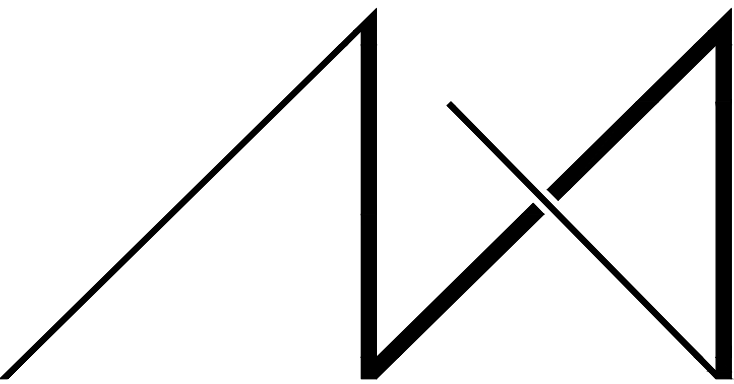
FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

PLOT SCALE: 1:1



MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

- 1.
- 2.
- 3.
- 4.
- 5.

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

ELEVATIONS

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

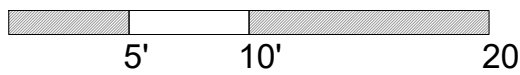
PLOT SCALE: 1:1

A2.0



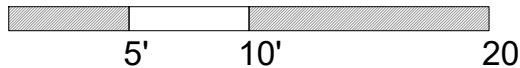
7TH AVE NW | WEST ELEVATIONS

SCALE 1/8" = 1'-0"



THROUGH BLOCK | EAST ELEVATIONS

SCALE 1/8" = 1'-0"

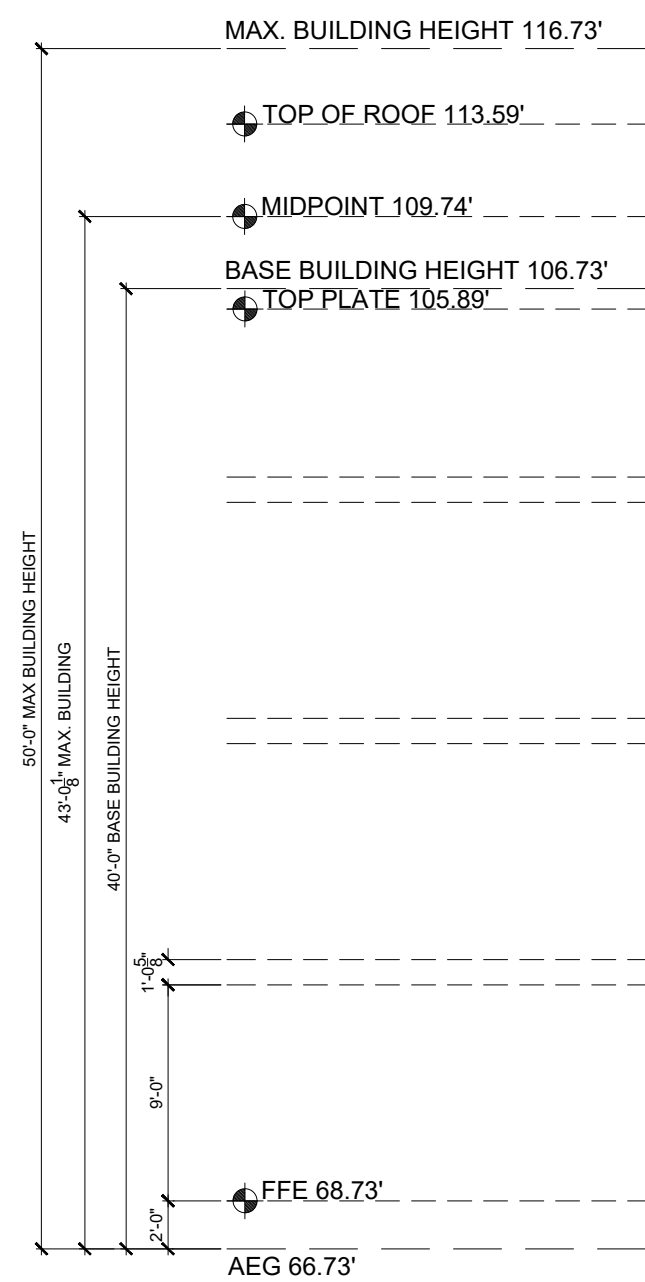




SHARED DRIVEWAY | SOUTH ELEVATIONS

SCALE 1/8" = 1'-0"

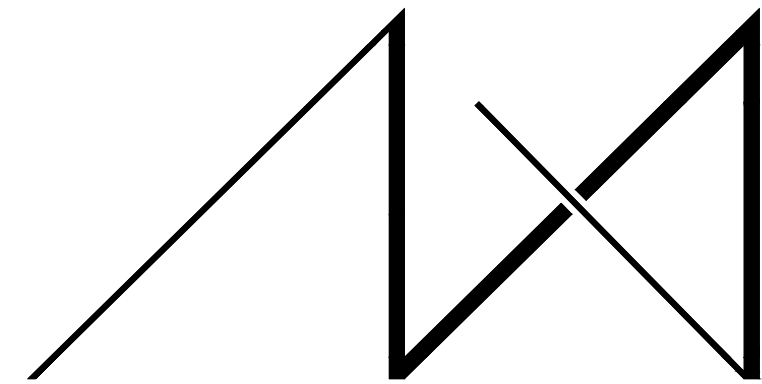
5' 10' 20'



NW LOCUST STREET | NORTH ELEVATIONS

SCALE 1/8" = 1'-0"

5' 10' 20'



MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

-
-
-
-
-

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

ELEVATIONS

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

PLOT SCALE: 1:1

A2.1



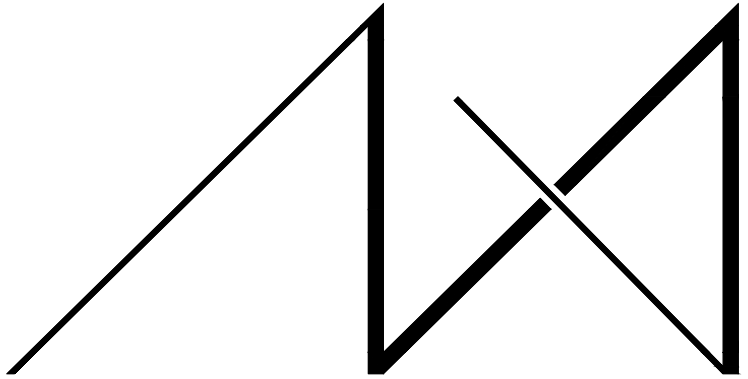
NW VIEW



NE VIEW



SW VIEW



MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |
ACCESSIBLE DESIGN | INTERIOR DESIGN
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100
BELLEVUE, WA 98005
TEL: (425) 453-9298

REGISTRATION:

INTAKE: DATE:

REVISIONS: DATE:

-
-
-
-
-

PROJECT / CLIENT:

683 NW LOCUST STREET
DRM PROPERTIES
MARK MCFADYEN
411 5TH ST
ANACORTES, WA 98221
P: (206) 755-6041
JOB ADDRESS:

683 NW LOCUST AVE
ISSAQUAH
PARCEL # 884390-0530; 884390-0531

DRAWING NAME:

PERSPECTIVES

Drawn By: JK, SJ
Checked By: EB
Owner Approval:

PHASE:

FEASIBILITY

This drawing is the exclusive property of Medici Architects, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

PROJECT No.: 2019 007

DATE: 03-17-20

PLOT SCALE: 1:1

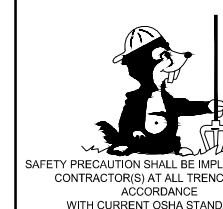
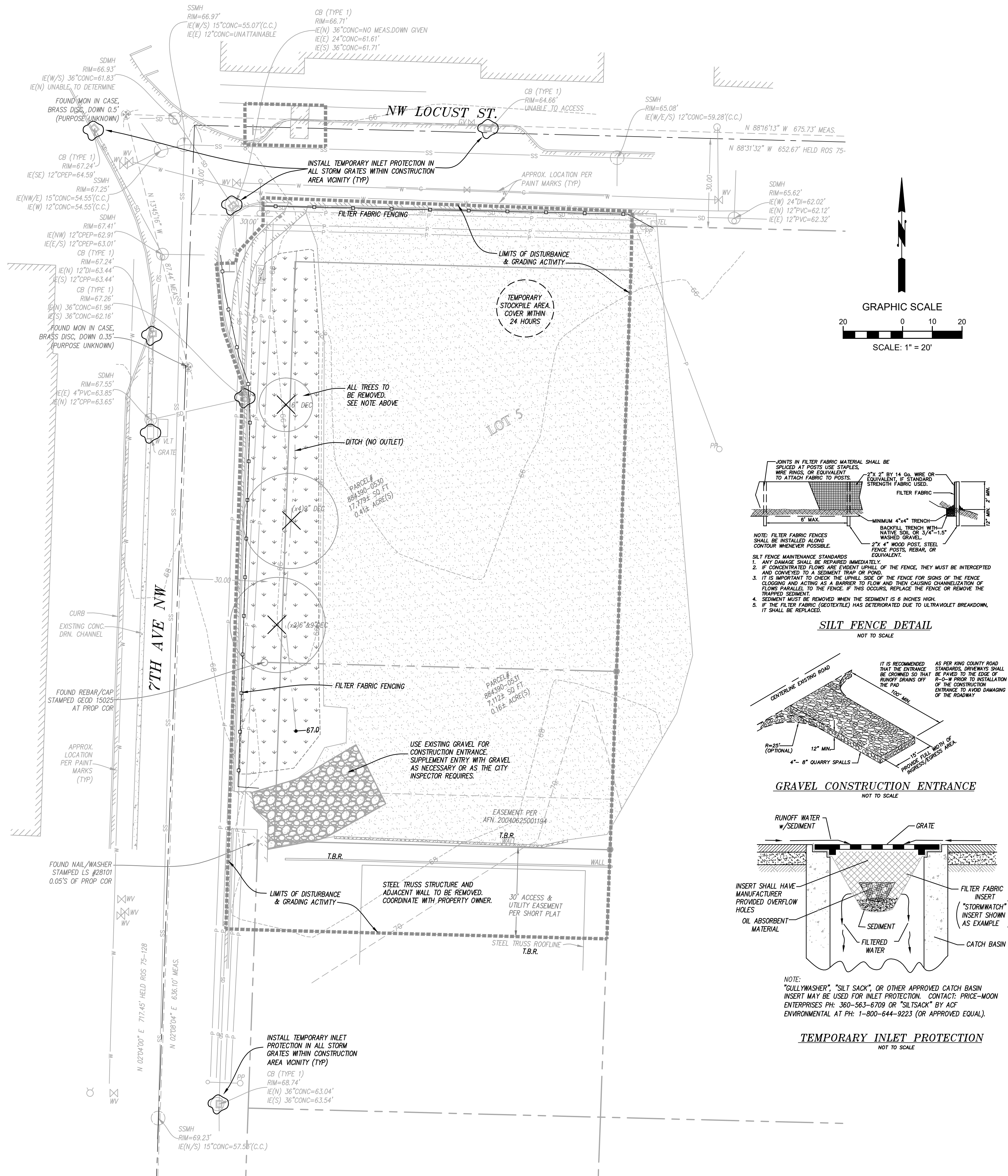
A3.0

ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.

17. CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FT. HIGH CHAIN LINK FENCE ADJACENT THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
18. OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
19. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING. RECYCLED CONCRETE SHALL NOT BE USED FOR CONSTRUCTION ENTRANCE OR TEMPORARY STABILIZATION ELSEWHERE ON THE SITE.
20. IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
21. ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
22. AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
23. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
24. ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
25. THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL. EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF ISSAQUAH. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
26. PRIOR TO OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON) ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN DEPICTING THE AREAS TO BE SEEDDED AND THE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
27. ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.
28. IF THE TEMPORARY CONSTRUCTION ENTRANCE IS LOCATED IN THE SAME AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT, 6" OF SEDIMENT BELOW THE GRAVEL CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO INSTALLATION OF THE INFILTRATION FACILITY OR PERVIOUS PAVEMENT (TO REMOVE FINES ACCUMULATED DURING CONSTRUCTION).
29. ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
30. IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
31. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
32. CONSTRUCTION DEWATERING DISCHARGES SHALL ALWAYS MEET WATER QUALITY GUIDELINES LISTED IN ISSAQUAH STANDARDS. SPECIFICALLY, DISCHARGES TO THE PUBLIC STORMWATER DRAINAGE SYSTEM MUST BE FREE OF SOLIDS, AND NOT CONTAIN COARSE SOLIDS. TEMPORARY DISCHARGES TO SANITARY SEWER REQUIRE PRIOR AUTHORIZATION AND PERMIT FROM KING COUNTY INDUSTRIAL WASTE PROGRAM (206-263-3000) AND NOTIFICATION TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR.

LOCATION OF EXISTING UTILITIES SHOWN, IF ANY, IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

EXISTING SURVEY FEATURES, BOUNDARY AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, BASED UPON INFORMATION FURNISHED BY TERRANE LAND SURVEYING, INC.. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, LITCHFIELD ENGINEERING CANNOT ENSURE THE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF DATA/INFORMATION PROVIDED BY OTHERS, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



CALL 3 WORKING DAYS BEFORE YOU DI
811
UTILITIES UNDERGROUND LOCATION
CENTER
(ID,MT,ND,OR,WA)

ELECTRIC - RED SEWER - GREEN GASOL - YELLOW
SURVEY - PINK TELCATV - ORANGE
PROPOSED - WHITE WATER - BLUE

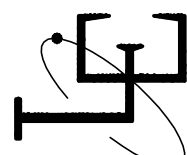
DWN BY	CHKD BY	DATE	NOTES
KAL	KAL	3-3-20	SUBMITTED TO CLIENT

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE
Kirkland, WA 98034
Tel (425) 821-5038 Fax (425) 821-5038

KILKLAND, WA 98054
Tel (425) 821-5038 Fax (425) 821-5739

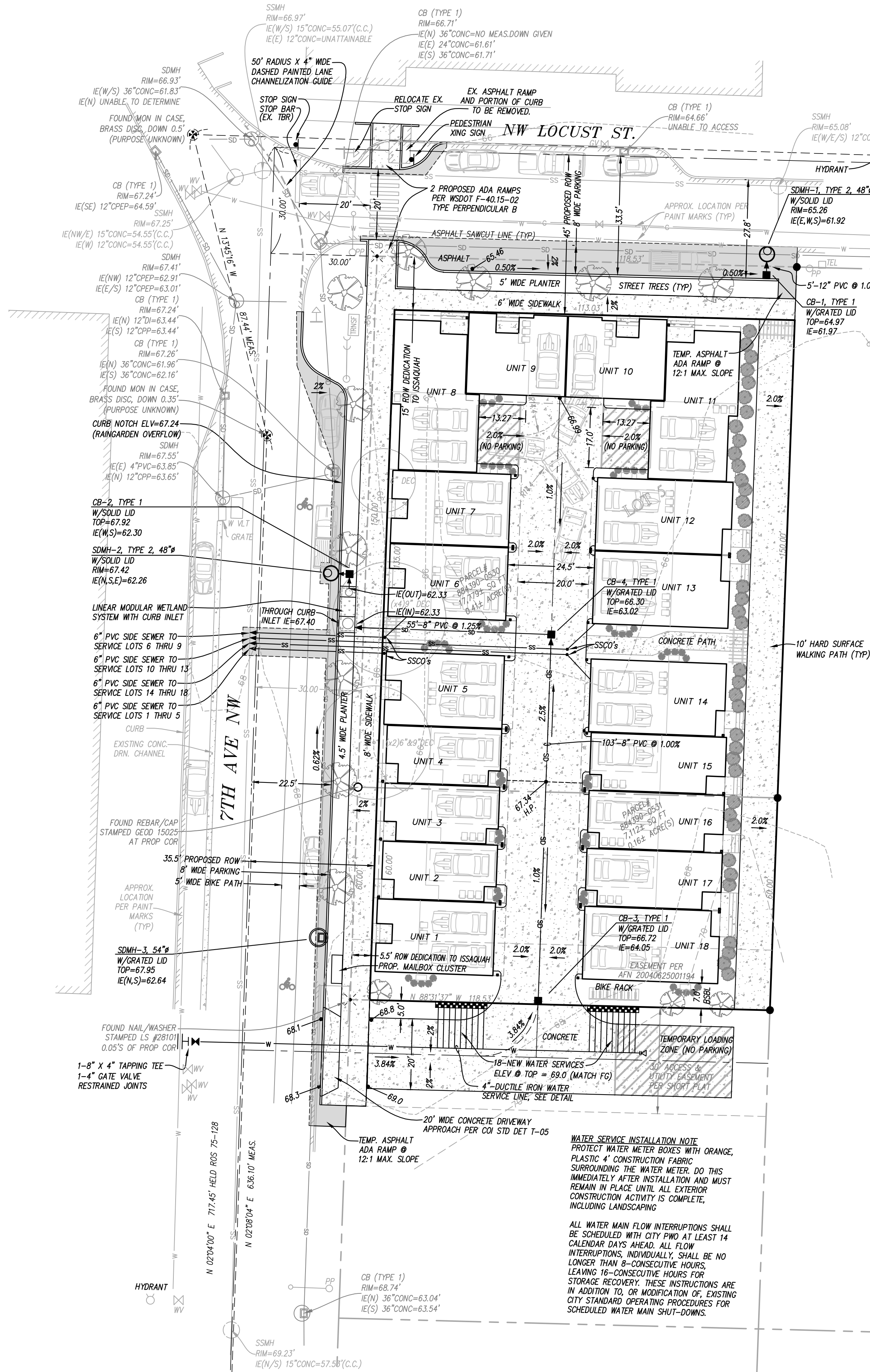
Copyright © 2000 Litchfield Engineering, Inc. All rights reserved.



**T.E.S.C. PLAN
18-UNIT TOWNHOMES**

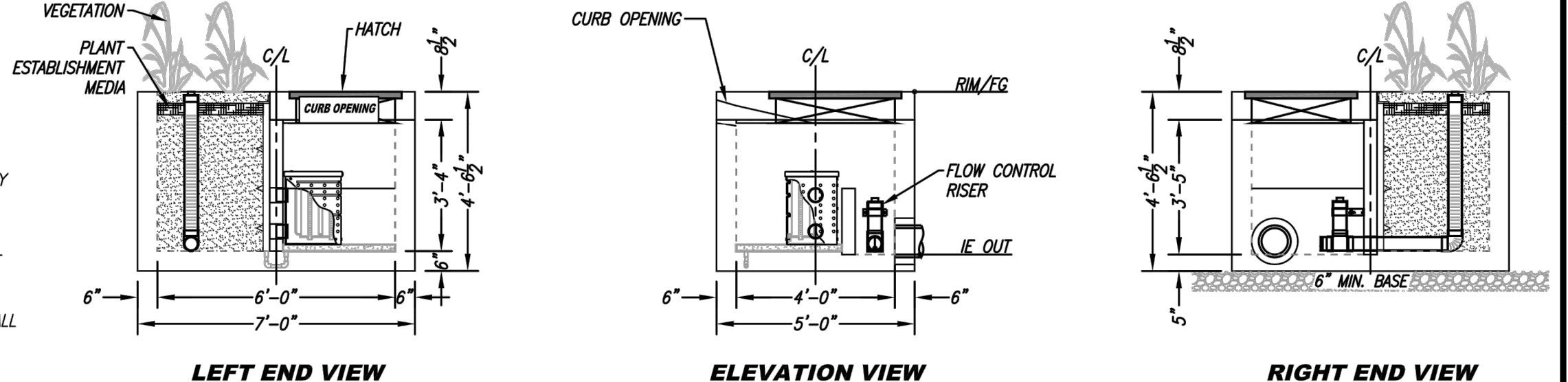
MARK McFADYEN
411 5TH STREET, ANACORTES, WA. 98221
(206) 755-6041

2 of 7



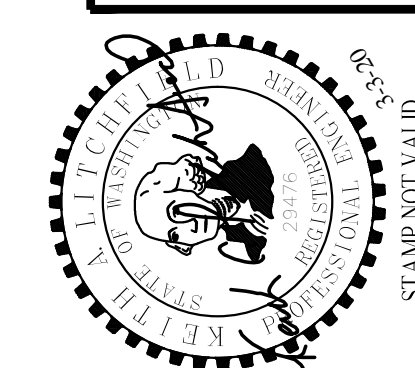
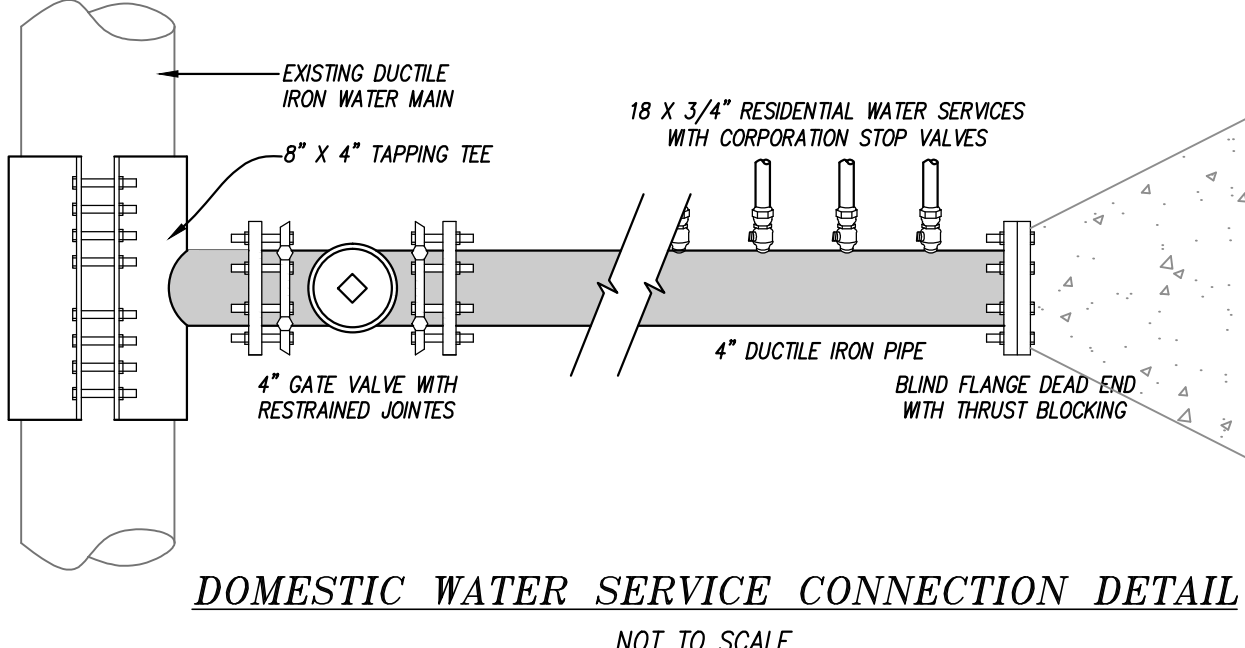
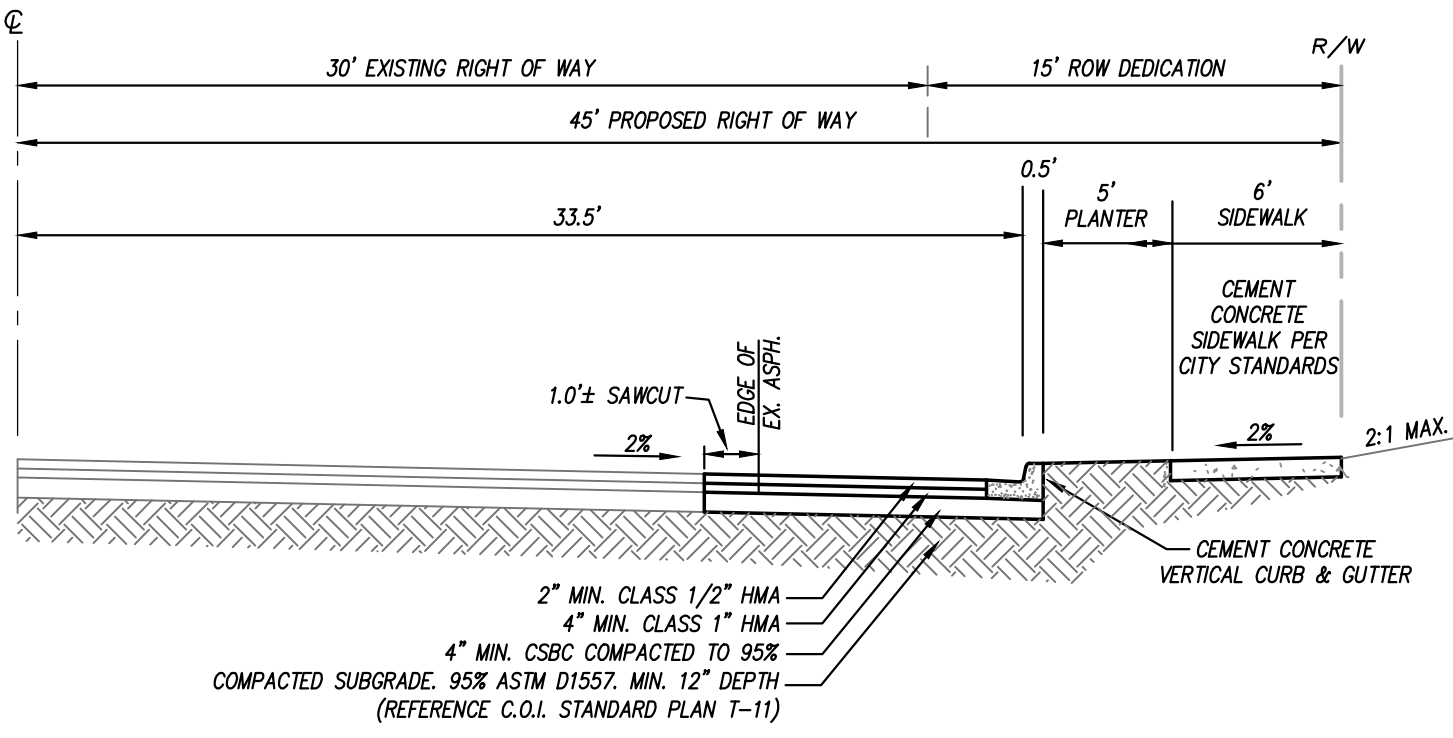
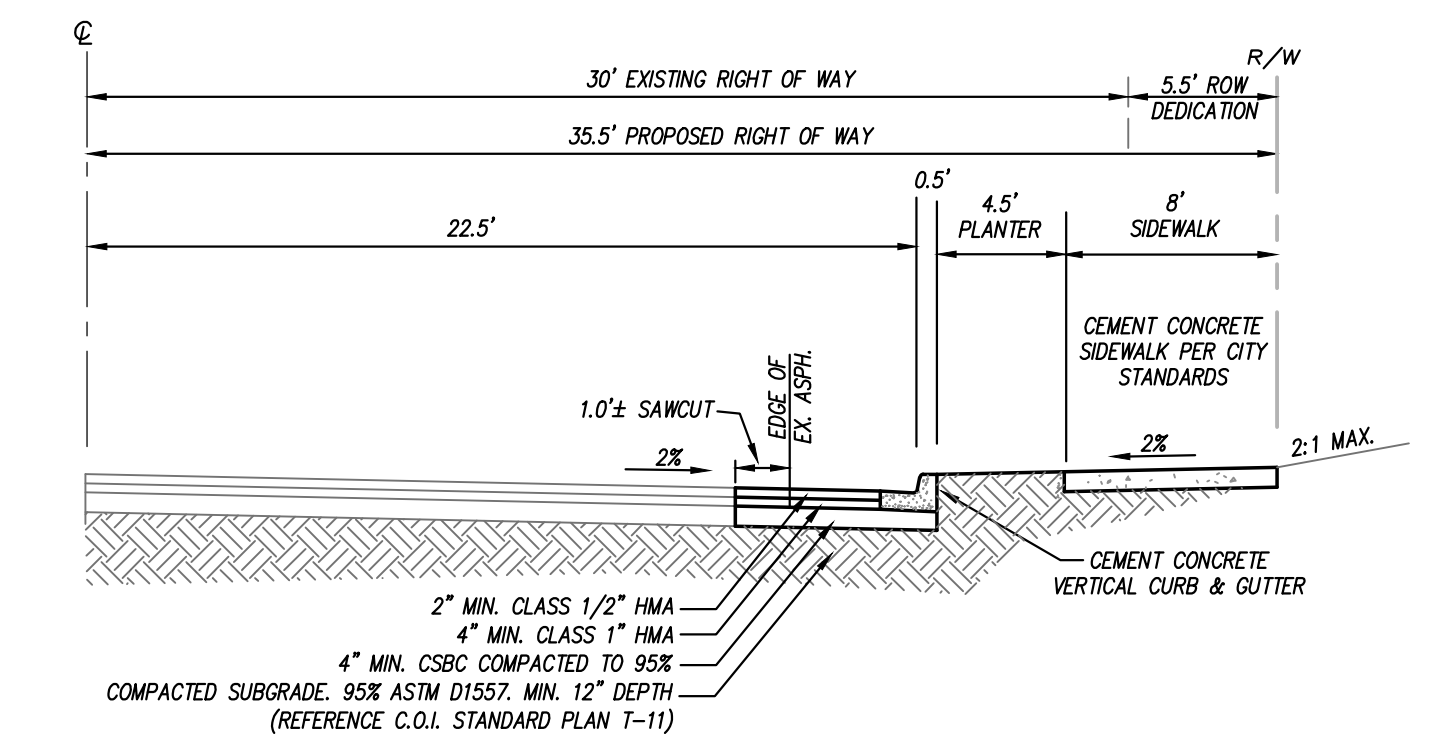
SITE SPECIFIC DATA			
PROJECT NUMBER			
ORDER NUMBER			
PROJECT NAME		LOCUST STREET-18 UNIT TOWNHOME	
PROJECT LOCATION		683 NW LOCUST STREET	
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	62.33	PVC	8"
INLET PIPE 2			
OUTLET PIPE	62.33	PVC	12"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	PEDESTRIAN
FRAME & COVER	24" X 42"	N/A	N/A
WETLAND MEDIA VOLUME (CY)		TBD	
ORIFICE SIZE (DIA. INCHES)		TBD	
NOTES: PRELIMINARY NOT FOR CONSTRUCTION			

- INSTALLATION NOTES**
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
 - UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
 - ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
 - CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
 - CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
 - DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
 - CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.
- GENERAL NOTES**
- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



TREATMENT FLOW (CFS)	0.073
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.6
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-4-6-C
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



NOTES	DATE	CHNG BY	DWN BY
SUBMITTED TO CLIENT	3-3-20	KAL	KAL

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 821-5038 Fax: (425) 821-5039

LG

SITE IMPROVEMENT PLAN
18-UNIT TOWNHOMES
683 NW LOCUST STREET
 MARK McFADYEN
 411 5TH STREET NW, ANACORTES, WA 98021
 (206) 755-6041

GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL ROADWAY WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CURRENT APWA AND CITY OF ISSAQUAH STANDARDS AND SPECIFICATIONS.
3. ALL PUBLIC ROADWAYS SHALL BE CONSTRUCTED OF 2" CLASS "B" AC PAVING ON 4" ASPHALT-TREATED BASE (ATB), UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
4. A COPY OF THE APPROVED ROADWAY PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. DENSITY TEST REPORTS WILL BE REQUIRED FOR ALL PUBLIC ROADWAYS AND ALL PRIVATE ROADWAYS WITHIN PLATS. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
6. ALL COMMERCIAL AND RESIDENTIAL DRIVEWAYS MUST CONFORM TO THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS DRIVEWAY POLICY.
7. ALL CONCRETE FOR SIDEWALKS AND CURB AND GUTTER MUST BE 4,000 PSI MINIMUM. (5-3/4 SACK MIX.)
8. IN THE CASE OF NEW ROAD CONSTRUCTION OR RECONSTRUCTION REQUIRING MAILBOXES TO BE MOVED OR REARRANGED, THE DEVELOPER/CONTRACTOR SHALL COORDINATE WITH THE U.S. POSTAL SERVICE FOR THE NEW LOCATION OF THE MAILBOX STRUCTURE.
9. ANY ROADWAY SIGNAGE OR STRIPING REMOVED OR TEMPORARILY MOVED BY THE CONTRACTOR SHALL BE RESTORED SO AS TO MEET THE CURRENT CITY OF ISSAQUAH STANDARDS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL TO ENSURE TRAFFIC SAFETY DURING CONSTRUCTION ACTIVITIES. THEREFORE, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK IN THE RIGHT-OF-WAY. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) OR AS MODIFIED BY THE TRAFFIC ENGINEER.
11. WHERE A SIDEWALK IS TO BE CONSTRUCTED ABOVE A SLOPE OR ADJACENT TO A ROCKERY OR RETAINING WALL WHERE THE LOWEST FINISHED ELEVATION OF THE SLOPE, ROCKERY, OR RETAINING WALL IS TO BE THIRTY INCHES (30") OR MORE BELOW THE FINISHED ELEVATION OF THE SIDEWALK, A SAFETY RAILING SHALL BE REQUIRED WHEN: (A) THE PLANE OF THE WALL FACE IS LESS THAN 4' IN HORIZONTAL DISTANCE FROM THE OUTSIDE EDGE OF THE SIDEWALK; (B) THE SLOPES ADJACENT TO THE SIDEWALK AVERAGE GREATER THAN TWO TO ONE.
12. THE MAXIMUM GRADE FOR PRIVATE ROADWAYS SHALL BE TWENTY PERCENT (20%), OR FIFTEEN PERCENT (15%) IF USED FOR FIRE ACCESS. FOR PUBLIC ROADWAYS, THE MAXIMUM GRADE SHALL BE FIFTEEN PERCENT (15%)
13. DEAD-END STREETS SHALL BE APPROPRIATELY SIGNED AND BARRICADED. SEE MOST CURRENT EDITION OF THE MUTCD.
14. SIDEWALK AND CURB AND GUTTER CANNOT BE POURED MONOLITHICALLY. THERE MUST BE A COLD JOINT OR FULL-DEPTH EXPANSION JOINT BETWEEN THEM.
15. MEASURES SHALL BE TAKEN BY THE DEVELOPER TO PROVIDE GROUND COVER IN AREAS WITHIN THE RIGHT-OF-WAY WHICH HAVE BEEN STRIPPED OF NATURAL VEGETATION OR HAVE A POTENTIAL FOR EROSION.
16. THE DEVELOPER SHALL COORDINATE WITH PUGET POWER FOR THE DESIGN AND INSTALLATION OF STREET LIGHTS ON ALL NEWLY-CREATED PUBLIC ROADWAYS AND EXISTING ROADWAYS.
17. WHEN AN EXISTING ROADWAY IS TO RECEIVE A HALF-STREET OVERLAY, THE EXISTING ROADWAY MUST BE COLD PLANED AT THE EDGE OF THE GUTTER AND CENTERLINE. WHEN THE EXISTING ROADWAY IS TO RECEIVE A FULL-STREET OVERLAY, IT MUST BE COLD PLANED AT THE EDGE OF BOTH GUTTERS.
18. ALL NEW SIGNS REQUIRED IN THE PUBLIC RIGHT-OF-WAY MUST BE PURCHASED FROM, AND INSTALLED BY, THE CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT.
19. WHEN INSTALLING NEW SIDEWALK, THE AREA BEHIND THE SIDEWALK MUST BE GRADED SO THAT THE YARD DRAINAGE DOES NOT DRAIN OVER THE SIDEWALK.
20. ANY EXISTING PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PRIOR TO FINAL INSPECTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PUBLIC STREETS FREE FROM MUD AND DEBRIS AT ALL TIMES. THE CONTRACTOR SHALL BE PREPARED TO USE POWER SWEEPERS OR OTHER PIECES OF EQUIPMENT NECESSARY TO KEEP THE ROADWAYS CLEAN.
22. BACKFILL IN ALL STREET CUTS ON ARTERIALS WILL BE CONTROL DENSITY FILL (CDF). CONTRACTOR MUST PROVIDE STEEL PLATING NECESSARY TO ALLOW THE CDF TO CURE.
23. WHEN CONSTRUCTING NEW CURB AND GUTTER WHICH DOES NOT ALIGN WITH THE EXISTING EDGE OF PAVEMENT, THE ROADWAY MUST BE TAPERED FROM THE ENDS OF THE NEW CURB AND GUTTER TO MATCH THE EXISTING PAVEMENT. THE ENTRY TAPER INTO THE NEW IMPROVEMENTS SHALL BE 5:1, AND LEAVING THE NEW IMPROVEMENTS SHALL BE 10:1.
24. WHEN AN EXISTING ROADWAY IS TO BE WIDENED, THE EXISTING PAVEMENT MUST BE SAW CUT AT LEAST ONE FOOT FROM THE EDGE TO PROVIDE A PROPER MATCH BETWEEN NEW AND EXISTING ASPHALT. HOWEVER, WHEN THE EXISTING PAVEMENT CONTAINS ALLIGATORED AREAS, THOSE AREAS MUST BE REMOVED PRIOR TO WIDENING. ALL SAW CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE RIGHT-OF-WAY CENTERLINE.
25. ALL ROCKERIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT GUIDELINES OF THE ASSOCIATION.

ADDITIONAL NOTES

1. A 2-INCH ASPHALT STREET OVERLAY WILL BE REQUIRED WHERE MORE THAN THREE UTILITY TRENCH CROSSINGS OCCUR WITHIN 150 LINEAR FT. OF STREET LENGTH OR WHERE UTILITY TRENCHES PARALLEL THE STREET CENTERLINE. GRINDING OF THE EXISTING ASPHALT TO BLEND IN THE OVERLAY WILL BE REQUIRED ALONG ALL MATCH LINES.
2. UNDERGROUND ALL NEW AND EXISTING ON-SITE TRANSMISSION LINES FROM THE BUILDING TO THE POINT OF ORIGIN AT THE PRIMARY DISTRIBUTION LINES FOR THE UTILITIES. ADJUST ANY EXISTING UTILITY WHICH MAY CONFLICT WITH STREET OR UTILITY IMPROVEMENTS.
3. MAILBOX LOCATION TO BE REVIEWED BY THE ISSAQUAH POSTMASTER.

WATER GENERAL NOTES

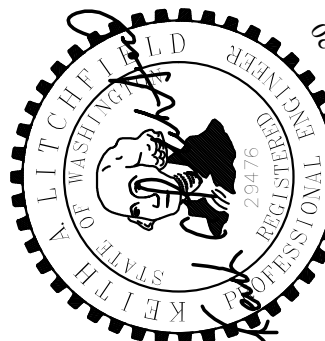
1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL WATER MAIN WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH CURRENT AWWA, WSDOT, AND APWA STANDARD SPECIFICATIONS, AS AMENDED BY THE CITY OF ISSAQUAH. ALL MATERIAL UTILIZED SHALL BE NEW, NO PARTS SHALL BE REUSED. ANY PART REMOVED FROM THE SYSTEM FOR ANY REASON MAY NOT BE REUSED AND SHALL BE REPLACED WITH A NEW PART. (E.G. A ROMAC WITH A BAD GASKET MUST BE REPLACED WITH AN ENTIRELY NEW ROMAC ASSEMBLY).
3. THE WATER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-86 OR THE MOST RECENT REVISION. THE PIPE SHALL BE 1/16" CEMENT LINED AND SEALED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-90. THE CAST IRON OR DUCTILE IRON PIPE FITTINGS SHALL BE CLASS 250 AS PER ANSI/AWWA C110/A21.10-82. PIPE BEDDING SHALL BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 36" AND A MAXIMUM COVER OF 60". ANY DEVIATIONS FROM THIS MUST BE APPROVED BY THE CITY OF ISSAQUAH PRIOR TO CONSTRUCTION.
4. CONCRETE BLOCKING FOR WATER MAINS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AWWA AND CITY OF ISSAQUAH SPECIFICATIONS AND SHALL BE INSTALLED AT ALL VERTICAL AND HORIZONTAL BENDS AND FITTINGS. PRIOR TO BLOCKING, THE FITTINGS SHALL BE WRAPPED WITH VISQUEEN.
5. ALL CONNECTIONS TO EXISTING MAINS AND ALL TESTING AND DISINFECTION SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS INSPECTOR.
6. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
7. ALL CONTRACTORS WORKING WITH AC PIPE MUST BE STATE-CERTIFIED. THE CONTRACTOR SHALL PROVIDE PROTECTIVE CLOTHING AND EQUIPMENT (COVERALLS, GLOVES, BOOTS, HEAD COVERING, GOGGLES, RESPIRATORS, ETC.) TO CREWS WORKING WITH ASBESTOS CEMENT PIPE IN ORDER TO ASSURE THE WORKER'S EXPOSURE TO ASBESTOS MATERIAL IS AT OR BELOW THE LIMITS PRESCRIBED IN WAC 296-62-07705.
8. AN APPROVED COPY OF THE WATER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
9. A 5' MINIMUM HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL WATER FACILITIES AND UNDERGROUND POWER AND TELEPHONE FACILITIES, UNLESS OTHERWISE APPROVED BY THE CITY OF ISSAQUAH.
10. FOR WATER MAIN AND SEWER MAIN SEPARATION REQUIREMENTS, SEE ITEM VIII.C OF THE SANITARY SEWER - DESIGN CRITERIA SECTION AND DETAIL W.01.
11. PRESSURE AND PURITY TESTING SHALL BE DONE IN THE PRESENCE OF, AND UNDER THE SUPERVISION OF, A CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS INSPECTOR. THE CONTRACTOR SHALL PROVIDE ALL PLUGS AND TEMPORARY BLOWOUT ASSEMBLIES FOR PRESSURE TESTING AND DISINFECTION PRIOR TO FINAL TIE-IN. NO CONNECTION SHALL BE MADE BETWEEN THE NEW MAIN AND THE EXISTING MAINS UNTIL THE NEW PIPING HAS BEEN DISINFECTED, FLUSHED, AND PASSED BOTH PRESSURE AND PURITY TESTING. TEMPORARY PLUGS AND BLOCKING SHALL BE INSTALLED AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM. FOR CONSTRUCTION OF NEW WATER MAIN, THE SERVICES, HYDRANTS ETC., WILL BE TESTED WITH THE MAIN. PRESSURE TESTING WILL REQUIRE A MINIMUM OF 200 PSI FOR 15 MINUTES LAST REvised 03/2009PRE-APPROVED PLANS 4 WITH NO PRESSURE DROP. UPON SATISFACTORY COMPLETION OF THE PRESSURE TEST, THE LINE SHALL BE DISINFECTED, FLUSHED, AND THEN A SAMPLE SHALL BE TAKEN FOR PURITY TESTING BY THE PUBLIC WORKS INSPECTOR.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF ISSAQUAH INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL WATER MAIN CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING AS-BUILT DRAWINGS OF ALL CONSTRUCTION NOT IN ACCORDANCE TO THE APPROVED PLANS. (THIS DOES NOT GIVE APPROVAL FOR AS-BUILT CONSTRUCTION.)
13. THE CONTRACTOR SHALL CONTACT THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS FIVE (5) DAYS PRIOR TO ANY WORK REQUIRING THE SHUTDOWN OF EXISTING WATER MAINS. THE CONTRACTOR IS REQUIRED TO GIVE TWO (2) WORKING DAYS NOTICE TO ALL CUSTOMERS AFFECTED BY A WATER MAIN SHUTDOWN (NOTICES AND MAPS FOR THE SHUTDOWN WILL BE PROVIDED BY THE WATER DIVISION). SHUTDOWNS SHALL BE SCHEDULED FOR MONDAYS, TUESDAYS, WEDNESDAYS, AND THURSDAYS BETWEEN 8 AM AND 2 PM. SHUTDOWNS AFFECTING INSTITUTIONS SHALL BE SCHEDULED AT NIGHT. ONLY WATER DIVISION PERSONNEL OR A DESIGNATE OF THE WATER DIVISION MANAGER MAY OPERATE VALVES, AND/OR HYDRANTS, BLOW-OFFS, ETC., FOR FILLS, SHUT DOWNS, FLUSHING, OR RECHARGING OF WATER LINES. TWO (2) WORKING DAYS NOTICE TO THE WATER DIVISION IS REQUIRED TO SCHEDULE FILLS.
14. THERE SHALL BE NO WATER MAIN CONSTRUCTION ON A SATURDAY, SUNDAY, OR HOLIDAYS OBSERVED BY THE CITY OF ISSAQUAH.
15. SHOULD THE WATER MAIN WORK NECESSITATE THE CLOSING OF CERTAIN GATE VALVES WITHIN THE EXISTING SYSTEM, THE CITY OF ISSAQUAH MAINTENANCE DEPARTMENT SHALL BE RESPONSIBLE FOR THE OPERATION OF SUCH VALVES.
16. THE FIRE FLOW SYSTEM SHALL BE INSTALLED, TESTED, AND APPROVED PRIOR TO ABOVE-GROUND COMBUSTIBLE CONSTRUCTION.
17. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
18. MEGA-LUGS (OR SIMILAR PRODUCT) SHALL BE REQUIRED ON ALL FITTINGS AND VALVES FOR TIE-INS, OR BUILD-OUTS FOR TEINS PRIOR TO A FINAL CONNECTION TO THE EXISTING WATER MAIN. APPROPRIATE CONCRETE BLOCKING IS ALSO REQUIRED IN ADDITION TO MEGA-LUGS.
19. FOR THE DURATION OF ANY WATER MAIN INSTALLATION PROJECT, ALL EXISTING AND NEWLY INSTALLED VALVE CANS ARE TO REMAIN ACCESSIBLE TO WATER DIVISION PERSONNEL.
20. WHEN IT BECOMES NECESSARY TO RE-PLUMB THE CUSTOMER'S SIDE OF AN EXISTING WATER METER AS THE RESULT OF THE RELOCATION OF THE EXISTING SERVICE OR TO COMPLY WITH OTHER CITY OF ISSAQUAH PUBLIC WORKS SPECIFICATIONS, THE CUSTOMER'S SIDE SHALL BE RECONNECTED WITH THE APPROPRIATE PLUMBING MATERIALS (AND RELATED FITTINGS) SUCH AS BRASS, COPPER, POLYETHYLENE WITH A 200 P.S.I. RATING, OR PVC.
21. NO TIE-IN WILL BE ALLOWED INTO THE EXISTING TAILPIECE ON THE CUSTOMER'S SIDE OF THE METER. IF THE EXISTING METER DOES NOT HAVE A CHECK VALVE INSTALLED ON THE BACK SIDE OF THE METER (CUSTOMER'S SIDE) A CHECK VALVE CANNOT BE INSTALLED WHEN DOING THE TIE-IN.
22. IF A FITTING, EITHER DURING INSTALLATION OR AFTER, IS FOUND TO BE DEFECTIVE IN ANY WAY AS DETERMINED BY THE CITY, THE CONTRACTOR SHALL REPLACE THE ENTIRE FITTING AND NOT JUST THE DEFECTIVE COMPONENT.
23. BEGINNING JANUARY 1, 2014, ALL PIPES, PIPE FITTINGS, PLUMBING FITTINGS, AND PLUMBING FIXTURES USED FOR POTABLE WATER, MUST HAVE A MAXIMUM LEAD CONTENT NOT TO EXCEED 0.25% PER "LEAD FREE" STANDARDS AS DEFINED IN SECTION 9 OF NSF/ANSI STANDARD 61.

STORM DRAIN GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. BEFORE ANY CONSTRUCTION MAY OCCUR, THE CONTRACTOR SHALL HAVE PLANS WHICH HAVE BEEN SIGNED AND APPROVED BY THE CITY OF ISSAQUAH PUBLIC WORKS DEPARTMENT, OBTAINED ALL CITY, COUNTY, STATE, FEDERAL AND OTHER REQUIRED PERMITS, AND HAVE POSTED ALL REQUIRED BONDS.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF ISSAQUAH PUBLIC WORKS PRE-APPROVED PLANS AND POLICIES AND THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, PREPARED BY WSDOT AND THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA).
4. ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL, ALL CHANGES SHALL BE SUBMITTED TO THE CITY.
5. A COPY OF THE APPROVED STORM WATER PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SIMILARLY STABILIZED TO THE SATISFACTION OF THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION.
7. MINIMUM COVER OVER STORM DRAINAGE PIPES IN ROW OR VEHICULAR PATH SHALL BE 18 INCHES, UNLESS OTHER DESIGN IS APPROVED.
8. STEEL PIPE SHALL HAVE ASPHALT TREATMENT #1 OR BETTER INSIDE AND OUTSIDE.
9. ALL CATCH BASINS SHALL BE TYPE I UNLESS OTHERWISE NOTED. CATCH BASINS WITH A DEPTH OF OVER FIVE FEET (5') TO THE PIPE INVERT SHALL BE A TYPE II CATCH BASIN. TYPE II CATCH BASINS EXCEEDING FIVE FEET (5') IN DEPTH SHALL HAVE A STANDARD LADDER INSTALLED.
10. ALL STORM DRAINAGE MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE STAKED FOR LINE AND GRADE PRIOR TO STARTING CONSTRUCTION.
11. ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF ONE FOOT (1') AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; 2"-MINUS ROCK/10%-20% PASSING.
12. ALL PIPE, MANHOLES, CATCH BASINS, AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH THE CURRENT STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (WSDOT). THIS SHALL INCLUDE NECESSARY LEVELING OF THE TRENCH BOTTOM OR THE TOP OF THE FOUNDATION MATERIAL AS WELL AS PLACEMENT AND COMPACTION OF REQUIRED BEDDING MATERIAL TO UNIFORM GRADE SO THAT THE ENTIRE LENGTH OF THE PIPE WILL BE SUPPORTED ON A UNIFORMLY DENSE, UNYIELDING BASE. IF THE NATIVE MATERIAL IN THE BOTTOM OF THE TRENCH MEETS THE REQUIREMENTS FOR "GRAVEL BACKFILL FOR PIPE BEDDING," THE FIRST LIFT OF PIPE BEDDING MAY BE OMITTED PROVIDED THE MATERIAL IN THE BOTTOM OF THE TRENCH IS LOOSENEED, REGRADED, AND COMPACTED TO FORM A DENSE UNYIELDING BASE. ALL PIPE BEDDING SHALL BE APWA CLASS B, TYPE I, OR BETTER. PIPE SHALL NOT BE INSTALLED ON SOIL, FROZEN EARTH, LARGE BOULDERS, OR ROCK. PIPE BEDDING FOR FLEXIBLE PIPES SHALL BE PEA GRAVEL TO THE SPRINGLINE OF THE PIPE.
13. CONSTRUCTION OF DEWATERING (GROUNDWATER) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS.
14. ISSUANCE OF A BUILDING OR LAND SURFACE MODIFICATION PERMIT BY THE CITY OF ISSAQUAH DOES NOT RELIEVE THE OWNER OF THE CONTINUING LEGAL OBLIGATION AND/OR LIABILITY CONNECTED WITH STORM SURFACE WATER DISPOSITION. FURTHER, THE CITY OF ISSAQUAH DOES NOT ACCEPT ANY OBLIGATION FOR THE PROPER FUNCTIONING AND MAINTENANCE OF THE SYSTEM DURING OR FOLLOWING CONSTRUCTION EXCEPT AS OUTLINED IN THE CITY OF ISSAQUAH PUBLIC WORKS STANDARDS.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, CONFINED SPACE PROTECTION, FLAGS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACT. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE A TRAFFIC CONTROL PLAN APPROVED BY THE CITY OF ISSAQUAH. ALL SECTIONS OF THE WSDOT STANDARD SPECIFICATIONS, TRAFFIC CONTROL, AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL APPLY.
17. NO FINAL CUT OR FILL SLOPE SHALL EXCEED SLOPES OF TWO (2) HORIZONTAL TO ONE (1) VERTICAL WITHOUT STABILIZATION BY ROCKERY OR BY A STRUCTURAL RETAINING WALL.
18. ALL MANHOLE LADDERS SHALL BE FIRMLY ATTACHED AND EXTEND TO WITHIN 1' OF THE BOTTOM OF THE STRUCTURE.
19. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING UTILITY LOCATIONS WHETHER OR NOT THESE UTILITIES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE TO ANY UTILITY. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE CITY CONSTRUCTION INSPECTOR AND ANY CHANGES REQUIRED SHALL BE APPROVED BY THE DEVELOPMENT ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
20. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
21. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, WIDTHS, THICKNESSES, AND ELEVATIONS OF ALL EXISTING PAVEMENTS AND STRUCTURES THAT ARE TO INTERFACE WITH NEW WORK. PROVIDE ALL TRIMMING, CUTTING, SAW CUTTING, GRADING, LEVELING, SLOPING, COATING, AND OTHER WORK, INCLUDING MATERIALS AS NECESSARY, TO CAUSE THE INTERFACE WITH EXISTING WORKS TO BE PROPER, ACCEPTABLE TO THE ENGINEER AND THE CITY OF ISSAQUAH, COMPLETE IN PLACE AND READY TO USE.
22. ALL INLET, MANHOLE, AND CATCH BASIN FRAMES AND GRATES SHALL NOT BE ADJUSTED TO GRADE UNTIL IMMEDIATELY PRIOR TO FINAL PAVING. ALL CATCH BASIN GRATES SHALL BE SET 0.10' BELOW PAVEMENT LEVEL.
23. OPEN CUT ROAD CROSSINGS FOR UTILITY TRENCHES ON EXISTING TRAVELED ROADWAY SHALL BE BACKFILLED ONLY WITH 5/8" MINUS CRUSHED ROCK AND MECHANICALLY COMPACTED (UNLESS OTHERWISE APPROVED BY THE CITY). FOR STREETS CLASSIFIED AS ARTERIALS OR COLLECTORS, BACKFILL FOR CROSSINGS SHALL BE CDF. CUTS INTO THE EXISTING ASPHALT SHALL BE NEAT LINE CUT WITH SAW OR JACKHAMMER IN A CONTINUOUS LINE. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. A PERMANENT HOT MIX PATCH SHALL BE PLACED WITHIN 30 DAYS AND SHALL BE A MINIMUM OF 1" THICKER THAN THE ORIGINAL ASPHALT WITH A MINIMUM THICKNESS OF 2". SEE STANDARD D.02.
24. ALL DAMAGES INCURRED TO PUBLIC AND/OR PRIVATE PROPERTY BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE CITY CONSTRUCTION INSPECTOR BEFORE PROJECT APPROVAL AND/OR THE RELEASE OF THE PROJECT'S PERFORMANCE BOND.
25. GROUT ALL SEAMS AND OPENINGS IN ALL INLETS, CATCH BASINS, AND MANHOLES.
26. WHEN WIDENING AN EXISTING ROADWAY WHERE AN EXISTING TYPE I CATCH BASIN WILL REMAIN IN THE TRAVEL LANE, THE EXISTING FRAME AND COVER SHALL BE REPLACED WITH A ROUND, LOCKING FRAME AND COVER.
27. FOR OTHER THAN SINGLE-FAMILY DWELLINGS, ALL EXPOSED OR READILY EXPOSED INDOOR STORM DRAINAGE PIPING/PLUMBING SHALL BE LABELED WITH THE WORDS "STORM DRAIN" WITH MINIMUM 2 INCH HIGH LETTERS.

SANITARY SEWER GENERAL NOTES

1. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS AND CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATIONS SHOWN AND FOR DISCOVERY OF POSSIBLE ADDITIONAL UTILITIES NOT SHOWN SO AS TO AVOID DAMAGE OR DISTURBANCE. THE UNDERGROUND UTILITY LOCATION SERVICE SHALL BE CONTACTED FOR FIELD LOCATION PRIOR TO ANY CONSTRUCTION. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONTACTED IF A UTILITY CONFLICT EXISTS. FOR UTILITY LOCATION IN KING COUNTY, CALL 1-800-424-5555. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT UTILITY LOCATES ARE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE HIS ACTIVITIES WITH LOCAL UTILITY COMPANIES TO ENSURE THAT ALL UTILITIES ARE INSTALLED ACCORDING TO THESE PLANS AND THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES.
5. ALL MANHOLES SHALL CONFORM TO WSDOT/APWA STANDARDS, ECCENTRIC CONES WITH MANUFACTURER-APPROVED GASKETS AND 1/2" POLYPROPYLENE-ENCAPSULATED SAFETY STEPS AND LADDERS. ALL MANHOLES SHALL HAVE CAST IRON RINGS AND DUCTILE IRON COVERS. LIDS SHALL HAVE 2" RAISED LETTERS MARKED "SEWER." ALL CLEANOUTS SHALL HAVE CAST IRON RINGS AND COVERS MARKED "CO" THAT ARE IN PAVED AREAS.
6. ALL SIDE SEWERS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED. SIDE SEWER LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND BACKFILLING. ALL SIDE SEWERS SHALL BE CAPPED WITH A WATERTIGHT PLUG, HAVE A CLEANOUT AND TEST TEE INSTALLED, AND SHALL BE MARKED FOR LOCATION WITH A 2" X 4" STAKE PAINTED WHITE, MARKED "SEWER, WITH 3' EXPOSED, AND THE DEPTH OF THE CAP WRITTEN ON THE STAKE. SEE STANDARD DETAIL S.18. THE STAKE SHALL BE SECURED TO THE END OF THE PLUG WITH WIRE A MINIMUM OF 16 GAUGE. INITIAL SIDE SEWER INSTALLATION SHALL RUN TO THE PROPERTY LINE. THE REMAINING SIDE SEWER SHALL NOT BE INSTALLED UNTIL TESTING AND ACCEPTANCE OF THE SEWER TRUNK LINE BY THE CITY OF ISSAQUAH IS COMPLETED. NUMBER AND LOCATION OF SIDE SEWERS SHOWN ARE APPROXIMATE ONLY AND MAY BE CHANGED AS REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN EXACT LOCATIONS ARE DETERMINED AND PROVIDE THE ENGINEER AND THE CITY OF ISSAQUAH DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT. IF APPROVED BY THE PUBLIC WORKS DEPARTMENT, ALL DOUBLE-SIDED SEWER WYES MUST BE AT THE PROPERTY LINE.
7. ALL MAIN-LINE TRENCHES SHALL BE COMPACTED PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
8. PRESSURE TESTING OF GRAVITY SEWER MAINS SHALL CONFORM TO THE FOLLOWING STANDARDS: (1) AIR TESTING WILL REQUIRE A MINIMUM OF 4 PSI FOR 15 MINUTES WITH NO PRESSURE DROP; (2) WATER TESTING WILL REQUIRE A MINIMUM OF 10' OF HEAD IN A STANDPIPE AT THE TEST LOCATION FOR 15 MINUTES WITH NO DROP IN THE WATER LEVEL IN THE STANDPIPE. EITHER TEST IS ACCEPTABLE.
9. PRESSURE TESTING OF FORCE MAINS AND LATERALS WILL REQUIRE AN AIR TEST OF 25 PSI MINIMUM FOR 15 MINUTES WITH NO PRESSURE DROP.
10. NEW CONNECTIONS TO EXISTING MANHOLES OR SEWER LINES SHALL BE SEALED OFF UNTIL UPSTREAM CONSTRUCTION IS FINISHED, TESTED, CLEANED, AND ACCEPTED. ALL CONSTRUCTION DEBRIS AND WATER SHALL BE REMOVED PRIOR TO OPENING THE SEAL.
11. ALL PVC SEWER PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM SPECIFICATIONS D-3034 FOR 4" TO 15" DIAMETER AND ASTM F679 FOR 18" TO 27" DIAMETER. PIPE SHALL BE SDR-35 AND SHALL CONFORM TO STANDARD SPECIFICATIONS. BEDDING AND BACKFILL SHALL MEET WSDOT AND APWA SPECIFICATIONS.
12. MINIMUM SLOPE FOR SIDE SEWERS SHALL BE TWO PERCENT (2%).
13. AN APPROVED COPY OF THE SEWER PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
14. PRIOR TO CONSTRUCTION OF SEWER LINES, THE NECESSARY LOT CORNERS MUST BE SET, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION OF PIPES, MANHOLES, AND INVERT ELEVATIONS.
15. PIPE ANCHORS, IF USED, SHALL BE INSTALLED: NOT OVER 36' CENTER TO CENTER ON GRADES FROM 20 PERCENT TO 35 PERCENT; NOT OVER 24' CENTER TO CENTER ON GRADES FROM 35 PERCENT TO 50 PERCENT; AND NOT OVER 16' CENTER TO CENTER ON GRADES 50 PERCENT AND GREATER.
16. ALL MANHOLES SHALL HAVE A MINIMUM OF 0.10' TO A MAXIMUM OF 1.00' DROP BETWEEN INVERT IN AND INVERT OUT.
17. PVC SEWER PIPE SHALL BE TESTED FOR DEFLECTION ACCORDING TO WSDOT/APWA SPECIFICATIONS.
18. ALL TRENCH BACKFILL SHALL BE COMPACTED TO 95 PERCENT DENSITY IN ROADWAYS, ROADWAY SHOULDERS, ROADWAY PRISM AND DRIVEWAYS, AND 85 PERCENT DENSITY IN UNPAVED AREAS. ALL PIPE ZONE COMPACTION SHALL BE 95 PERCENT.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL MANHOLE LIDS AND CLEANOUT LIDS TO MATCH FINAL ASPHALT ELEVATIONS IN ROADWAYS OR GROUND ELEVATIONS IN LANDSCAPED AREAS.
20. WHEN TYING INTO EXISTING MANHOLES THAT ARE BELOW MINIMUM STANDARDS, THE EXISTING MANHOLE MUST BE UPGRADED TO MEET CURRENT STANDARDS.
21. ALL NEW SEWER MAIN EXTENSIONS SHALL BE VIDEOED PRIOR TO FINAL ACCEPTANCE.

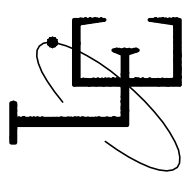


STAMP NOT VALID
UNLESS SIGNED AND DATED

NOTES		DATE		CHD BY		DWN BY	
SUBMITTED TO CLIENT		3-3-20		KAL		KAL	

LITCHFIELD ENGINEERING

12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: (425) 821-5068 Fax: (425) 821-5729



CITY OF ISSAQUAH STANDARD NOTES

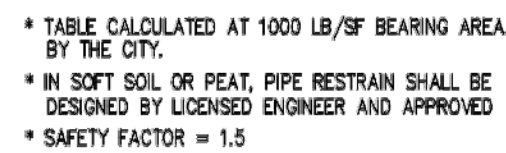
18-UNT TOWNHOMES

683 NW LOCUST STREET

MARK McFADYEN
411 5TH STREET, ANACORTES, WA. 98221
(206) 755-6041

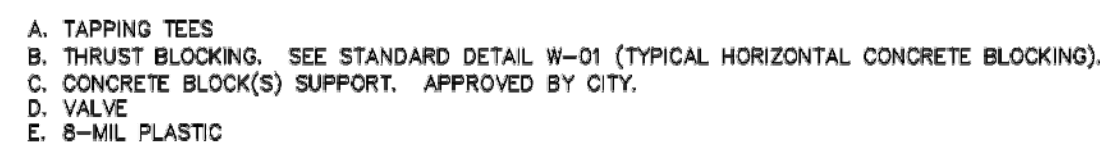
SHEET

4 of 7



1. LAY PIPE WITH BELLS UPWARD.
2. PREPARE TRENCH 50 WIDE PIPE IS SUPPORTED FULL-LENGTH.
3. PLUG OR CAP PIPE ENDWHETHER NOT ACTIVELY WORKING ON PIPE SECTION. USE MU OR TYTON JUNT PLUG OR CAP. BOARDS, BUCKETS, ETC. ARE NOT ALLOWED.
4. IF CARE IS TAKEN OF A TRUCK OR TRAILER, OR IS DROPPED OR OTHERWISE MISHANDLED WILL BE REJECTED.
5. ALL JOINTS SHALL BE SEaled PER MANUFACTURER SPECIFICATIONS PRIOR TO ASSEMBLY.
6. GASKETS SHALL BE LUBRICATED WITH APPROVED ANUAT, CIL/4211-07 SEC. 4.5.4 LUBRICANT.
7. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS FLUSHED, DISINFECTED AND SATISFACTORY.
8. THE NEW MAIN SHALL BE LAPPED FOR A MINIMUM VELOCITY OF 5 FPS.
9. PIPES LESS THAN 20" OR LAYOUTS APPROVED BY CITY ENGINEER MAY BE SWABBED WITH 500 PPM CHLORINE SOLUTION. CARE SHALL BE TAKEN NOT TO GET CHLORINE ON THE OUTSIDE OF THE PIPE OR FITTINGS.
10. EXTERNAL CARE SHALL BE TAKEN TO PREVENT WATER AND/OR DEBRIS FROM ENTERING PIPE.
11. A TORQUE WRENCH SHALL BE USED TO PROPERLY TIGHTEN BOLTS AND NUTS TO MANUFACTURER SPECIFICATIONS.
12. WHEN USED SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
13. PIPE LAYING OPERATIONS VIOLATING ANY SECTION OF THIS DETAIL SHALL BE IMMEDIATELY SUSPENDED UNTIL THE CITY HAS BEEN SATISFIED.
14. THE CONTRACTORS ABILITY TO MEET THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
15. MAINTAIN 18" CLEAR AROUND WATER MAIN AND OTHER UTILITIES.

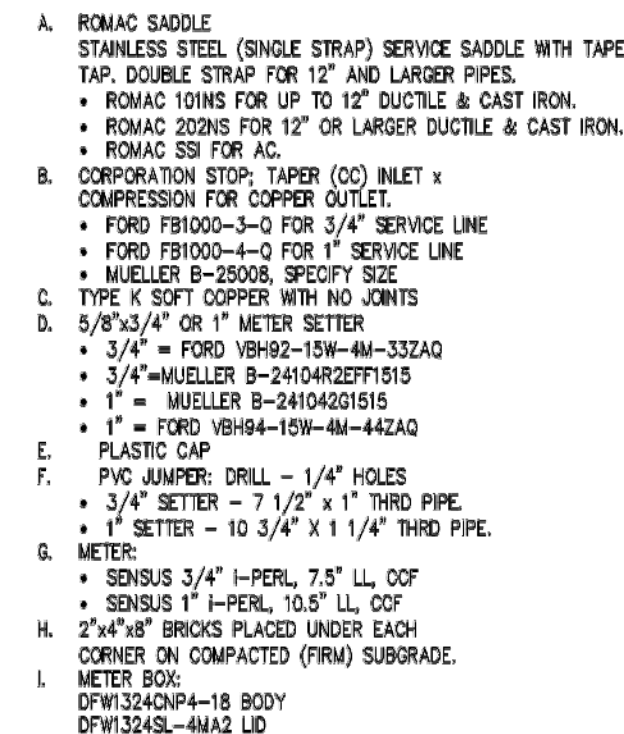
1. ALL BLOCKING SHALL BE DESIGNED AND STAMPED BY A LICENSED CIVIL ENGINEER.
2. BLOCKING SHALL CONSIST OF A MINIMUM 3,000 PSI READY MIX CONCRETE WITH 6" MAXIMUM SLUMP.
3. CONCRETE BLOCKING SHALL BE CAST IN PLACE AND BE FULL SIZE WIDTH BEARING AGAINST THE FITTING.
4. BLOCK SHALL BEAR AGAINST FITTING ONLY AND SHALL BE CLEAR OF JOINTS TO PERMIT TIGHTENING OR DISMANTLING JOINT.
5. 8-MIL PLASTIC INSTALLED BETWEEN PIPE AND CONCRETE.
6. VERTICAL BLOCKING SYSTEMS REQUIRE SPECIAL DESIGN BY A LICENSED CIVIL ENGINEER.




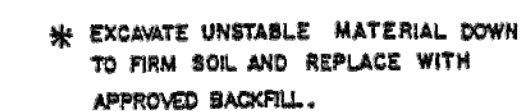
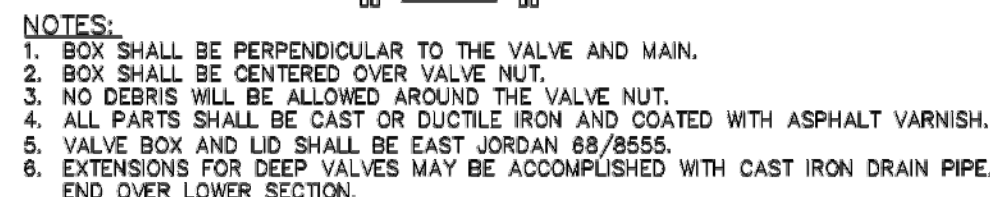
1. ALL TEES AND VALVES TO BE AIR-TESTED BEFORE TAP AT 120 PSI FOR 5 MINUTES.
2. SIZE-ON-SIZE TAPS ALLOWED ON DUCTILE IRON ONLY.
3. VALVES: SEE APPROVED MATERIAL LIST.
4. PIPE MUST BE RESTRAINED OR BLOCKED. SEE APPROVED MATERIAL LIST.
5. TAPPING TEE

A. STAINLESS TAPPING TEE SHALL HAVE FULL-CIRCLE SEAL. ALL BOLTS SHALL BE OF THE SAME TYPE AND QUALITY AS SUPPLIED BY THE MANUFACTURER OF THE TEE OR FITTINGS.

B. STEEL TAPPING TEE SHALL BE EPOXY COATED (SEE APPROVED MATERIAL LIST). ALL BOLTS SHALL BE OF THE SAME TYPE AND QUALITY AS SUPPLIED BY THE MANUFACTURER OF THE TEE OR FITTINGS. STEEL TAPPING TEE SHALL BE INSTALLED ON DUCTILE IRON PIPE ONLY.




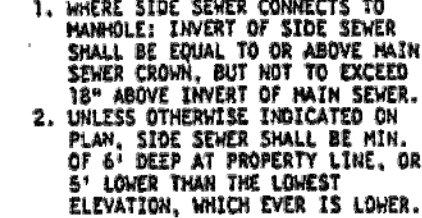
1. SERVICE MAIN MUST BE INSTALLED PERPENDICULAR TO THE WATER MAIN. BACKFILL WITH ¾" MINUS TO 1" OVER PIPE. MINIMUM COVER SHALL BE 18" MINUS TO 24" OVER PIPE.
2. SERVICE SADDLES ARE REQUIRED ON ALL PIPE EXCEPT CLASS 82 OR THICKER DUCTILE IRON. THE COVER STOP MAY BE 18" MINUS TO 24" DEPT. INTO THE MAIN. MINIMUM COVER SHALL BE 18" MINUS TO 24" OVER PIPE FOR ¾" AND 1" DIA. COMPACT TO 95% MAX DRY DENSITY PER ASTM D-1557.
3. ALL SERVICE SADDLES SHALL BE GRADE - LEVEL - GRADE - PROVIDE POSITIVE DRAINAGE AWAY FROM BOX.
4. ALL SERVICE SADDLES SHALL BE 18" MINUS TO 24" DEPT. ABOVE - 6" IN SIDEWALKS (WHERE APPROVED), FOR ¾" DUCTILE METERS USE "F" FITTING - HALL MARKER - 1554343 ¾" - 1" DIA. - 18" MINUS TO 24" DEPT. INTO THE MAIN.
5. ALL SERVICE SADDLES SHALL BE 18" MINUS TO 24" DEPT. INTO THE FITTING - MUELLER H#15343 1 1/2" - 1" OR FORD #44-264 PACK VANT.
6. ALL SERVICE LOCATIONS SHALL BE APPROVED BY CITY. AVOID WHEEL TRAIL AREAS WHENEVER POSSIBLE.
7. SERVICE SADDLES SHALL BE INSTALLED BY THE CITY ON CITY OWNED MAINS.
8. SERVICES SHALL NOT BE TAPPED OFF HYDRANT OR FIRE BRANCHES.
9. FILL METER BOX TO TOP WITH UN-COMPACTED CEDAR CHIPS.
10. CITY SHALL INSTALL METER UNLESS OTHERWISE APPROVED. CONTRACTOR SHALL CONNECT PIPING FROM METER TO METER OR TO THE MAIN.
11. ALL MULTIPLE METER BOXES THREE OR MORE MUST BE INDICATED BY TAGGED TO THE MAIN.
12. ALL METER TAGS SHALL BE EITHER STAMPED OR HANDWRITTEN OR SET NUMBER. TAG MUST BE STAMPED OR ENGRAVED WITH METER NUMBER. FONT SIZE MINIMUM ¾".



City of Issaquah
PUBLIC WORKS DEPARTMENT

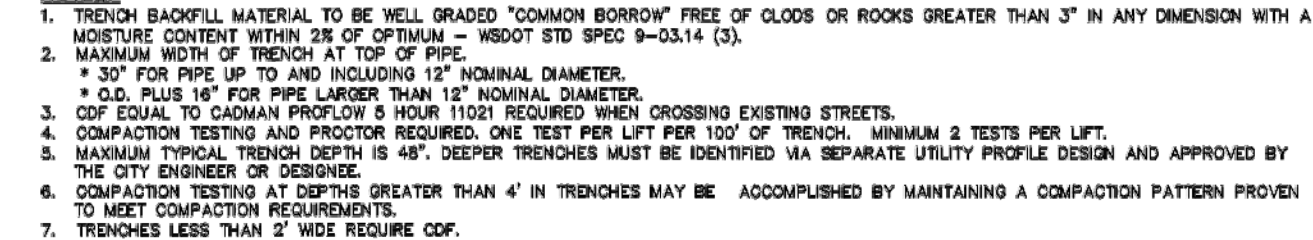
PIPE BEDDING AND CLEANOUTS

S-9

 City of Issaquah
PUBLIC WORKS DEPARTMENT

SIDE SEWER STUBS

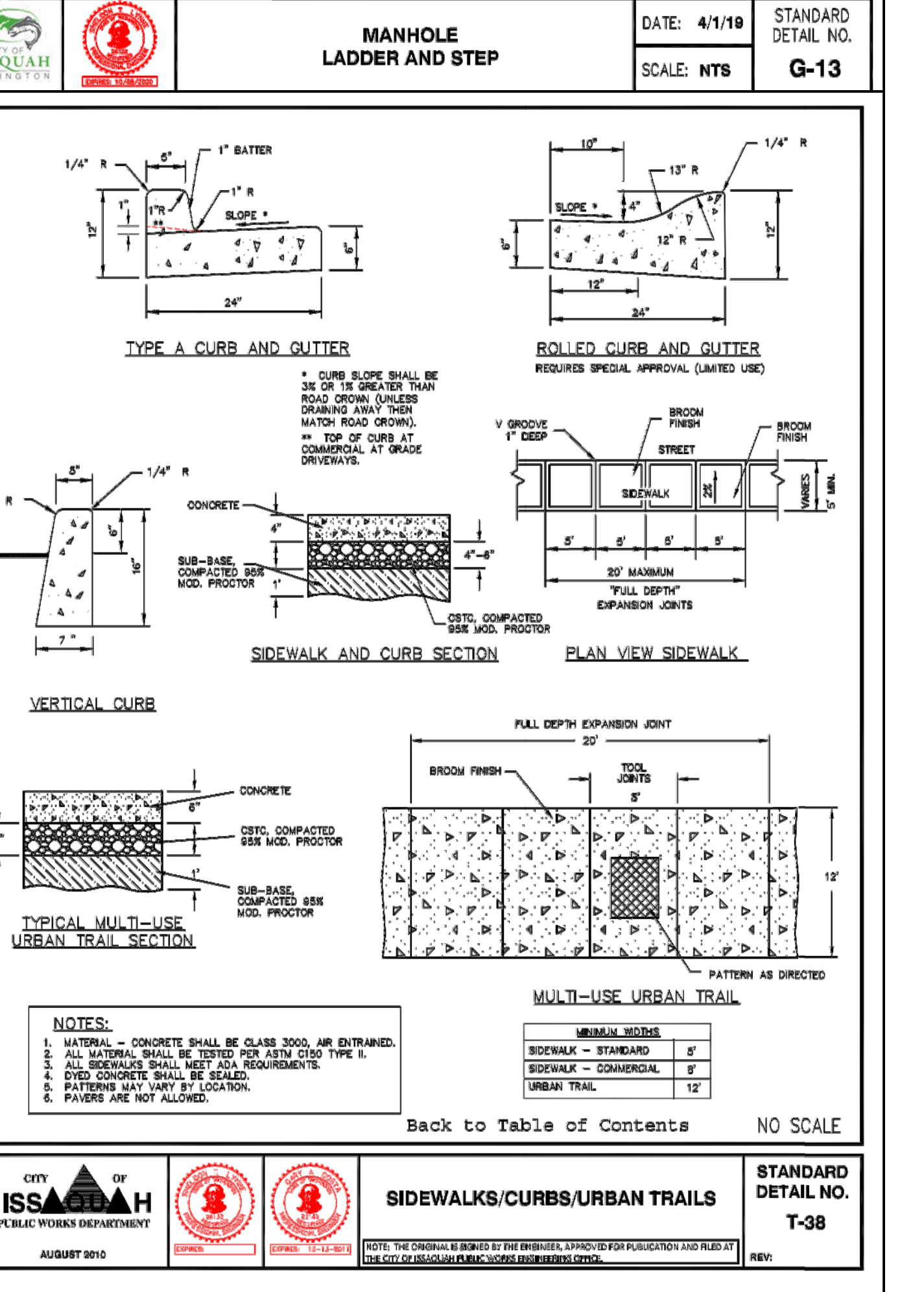
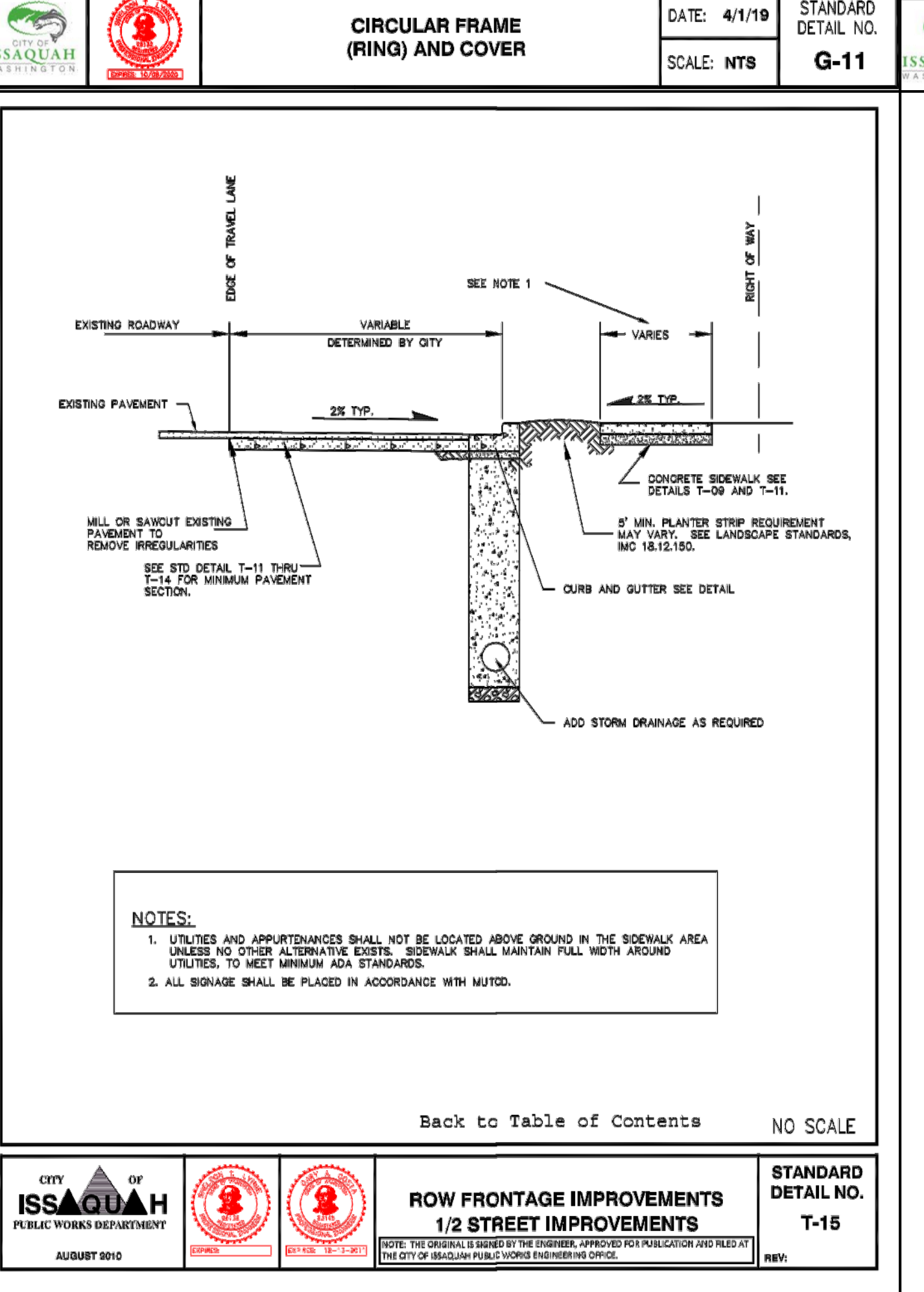
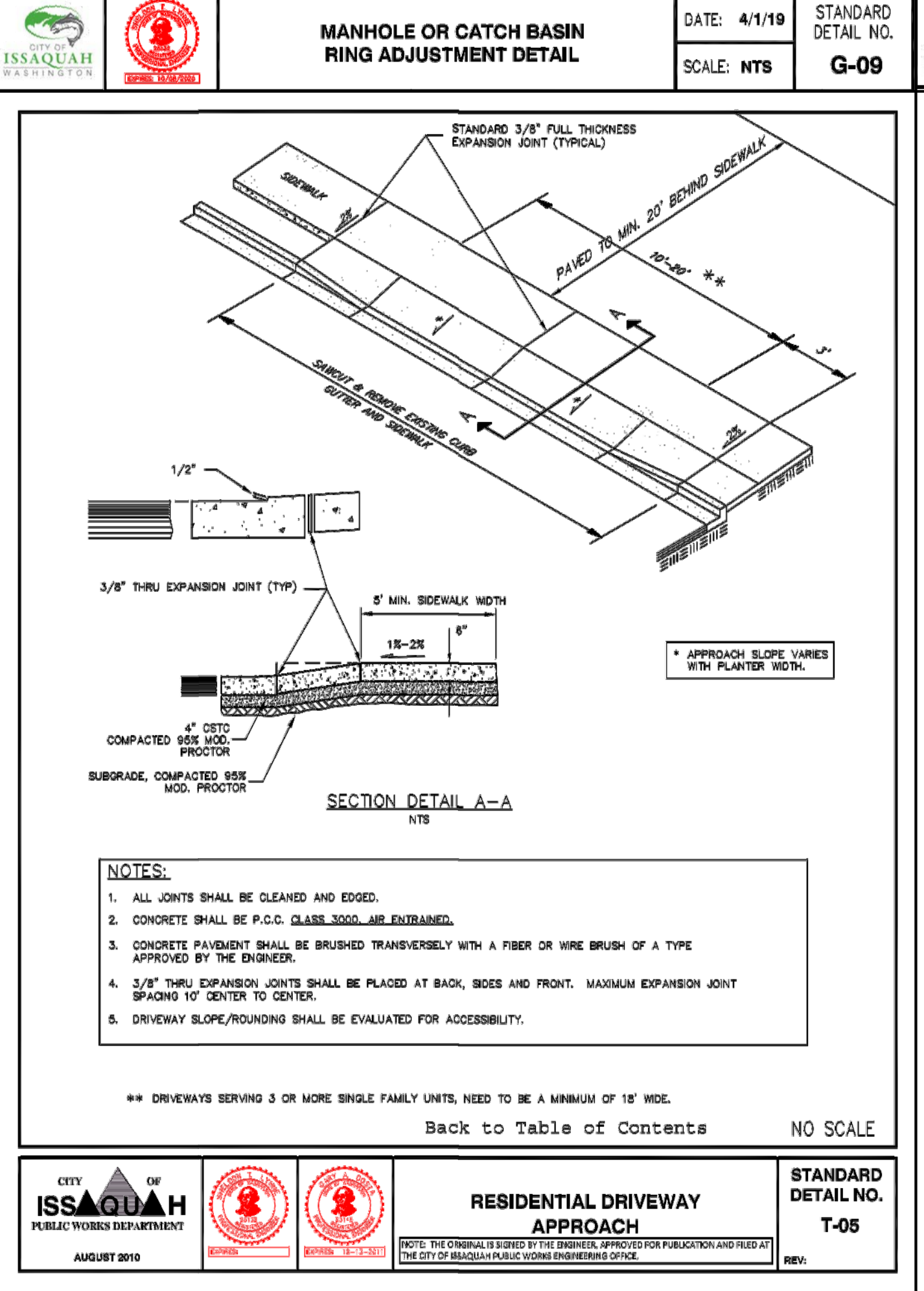
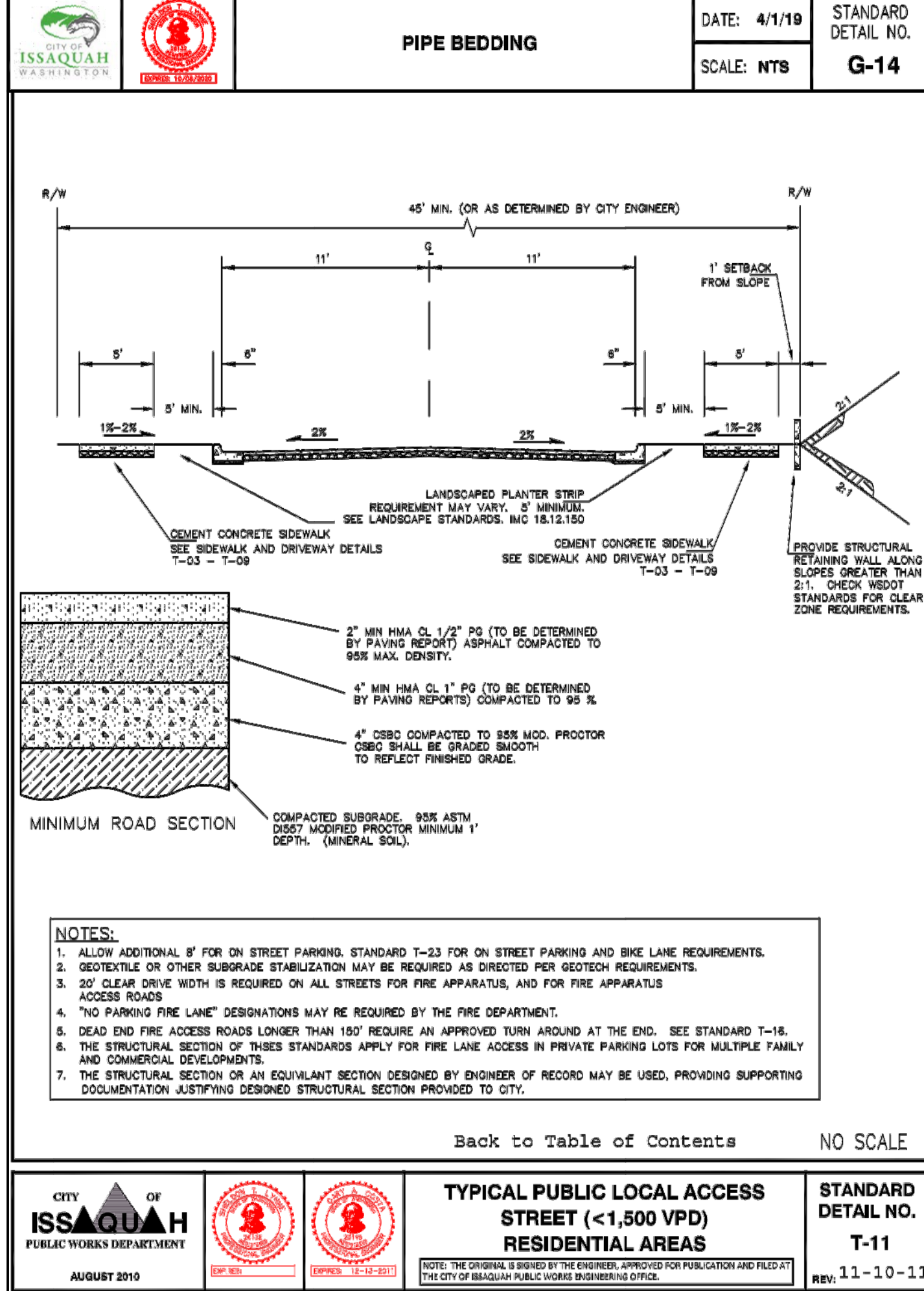
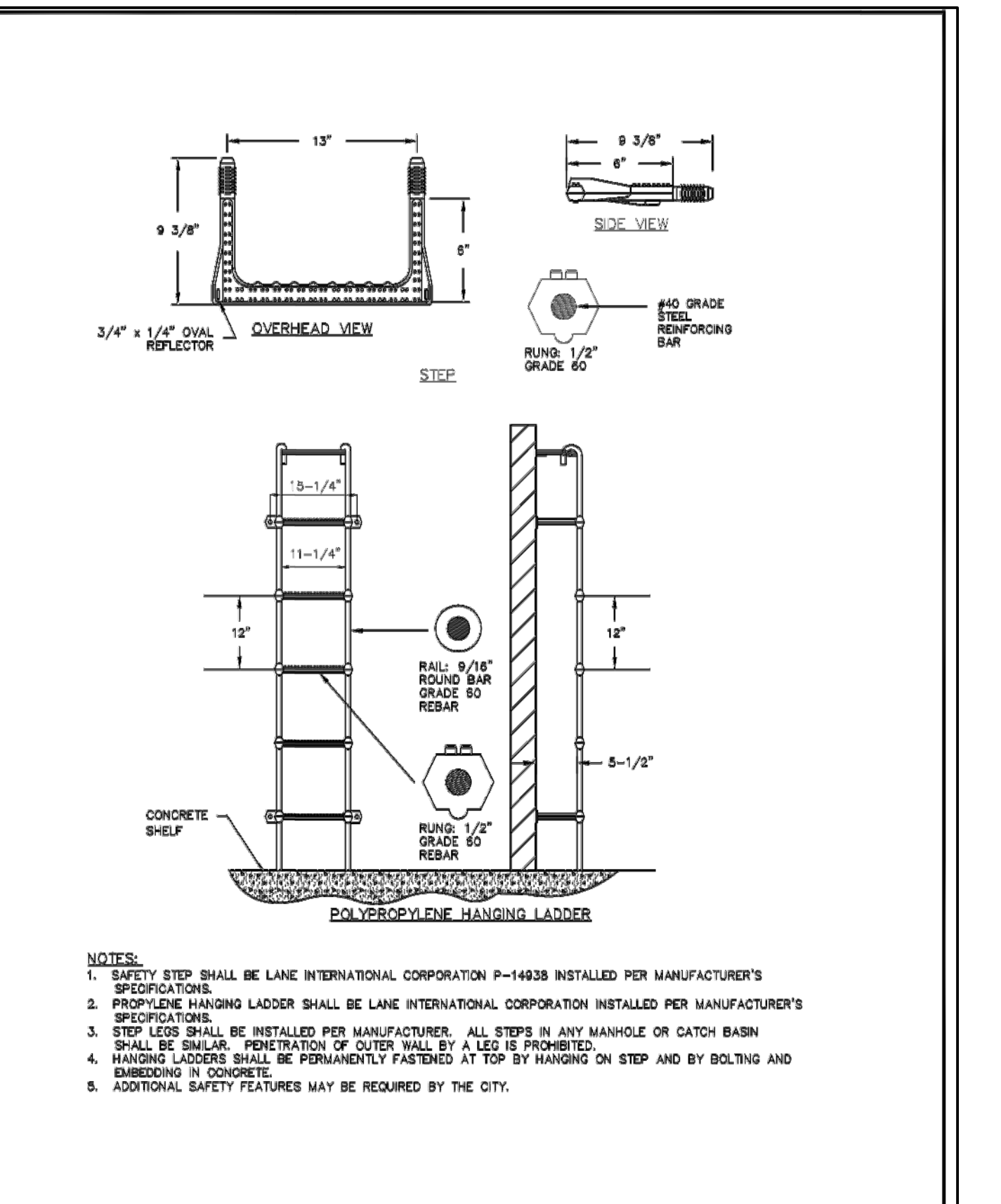
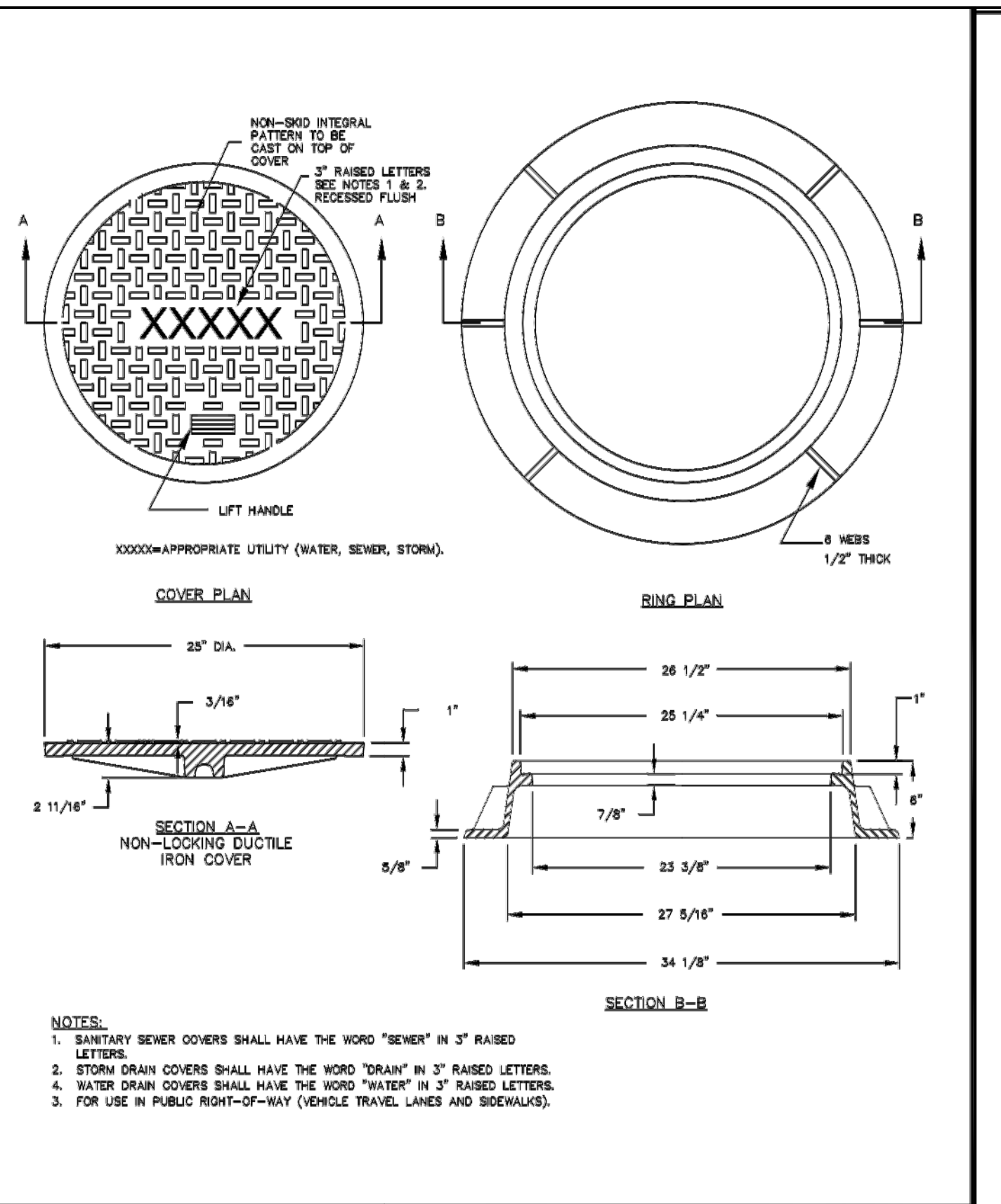
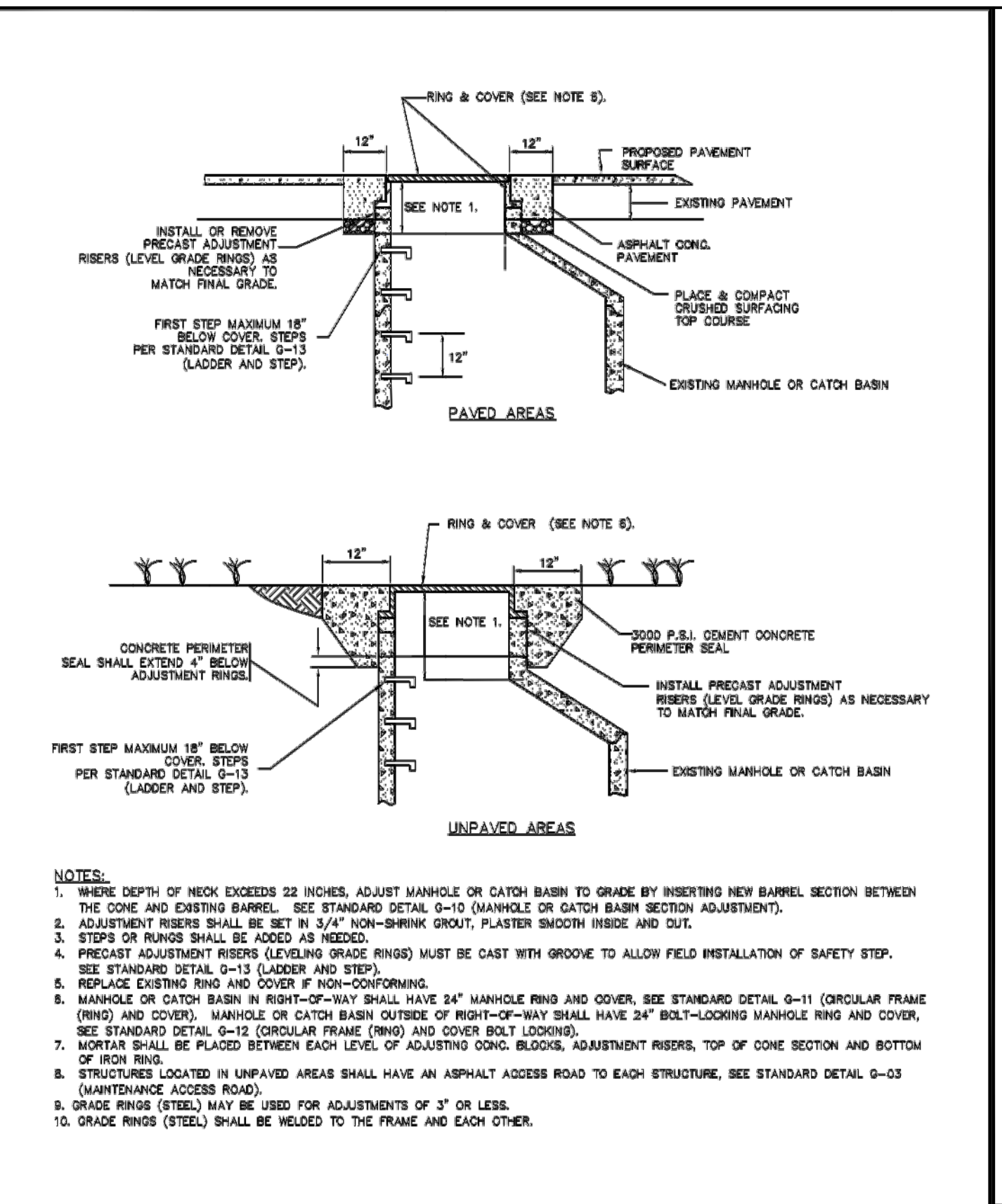
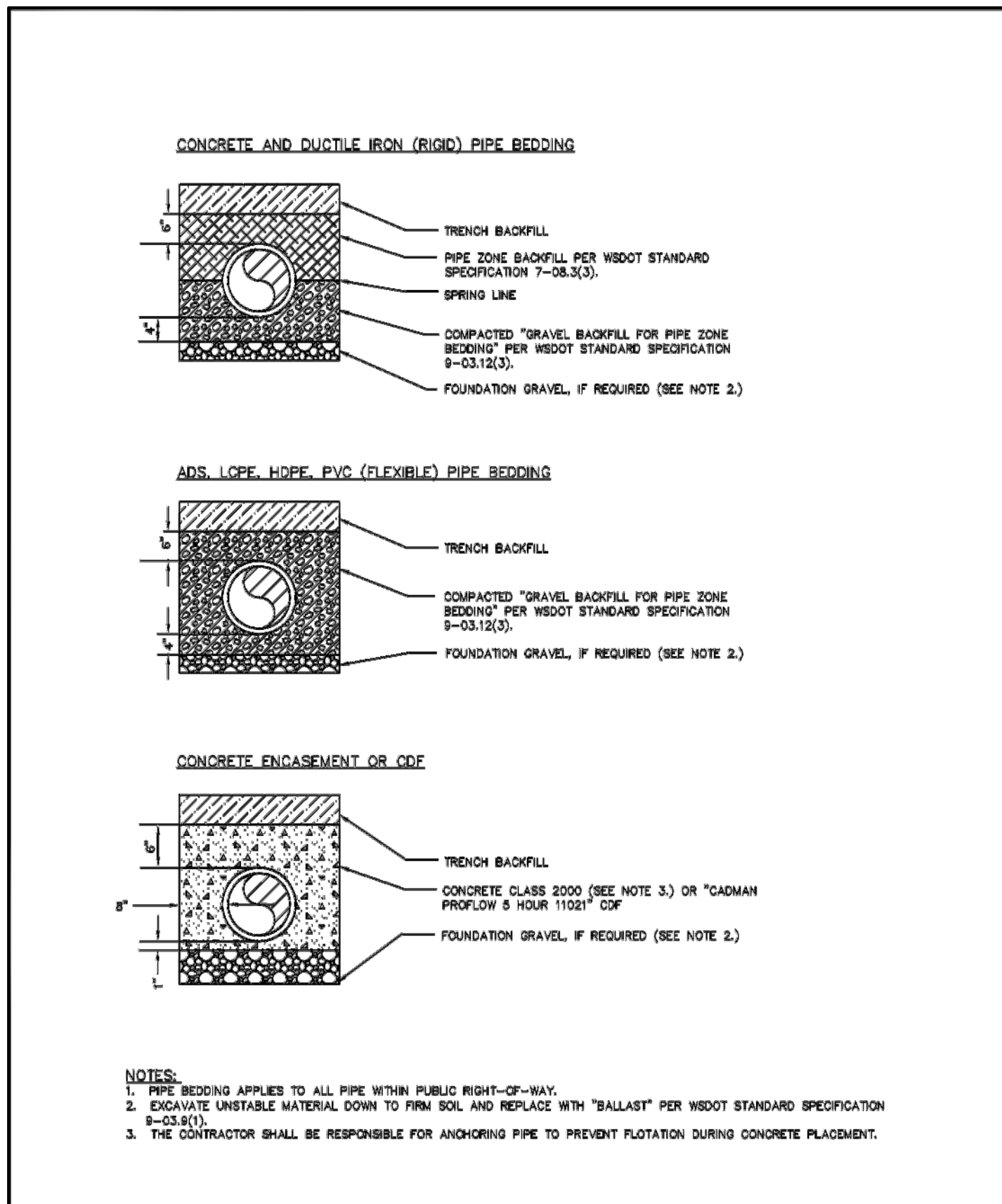
S-10



TYPICAL PIPE TRENCH DETAIL

SCALE: NTS





CITY OF ISSAQUAH
PUBLIC WORKS DEPARTMENT
AUGUST 2010

NOTES
SUBMITTED TO CLIENT

DATE
2-25-20

CHKD BY
KAL

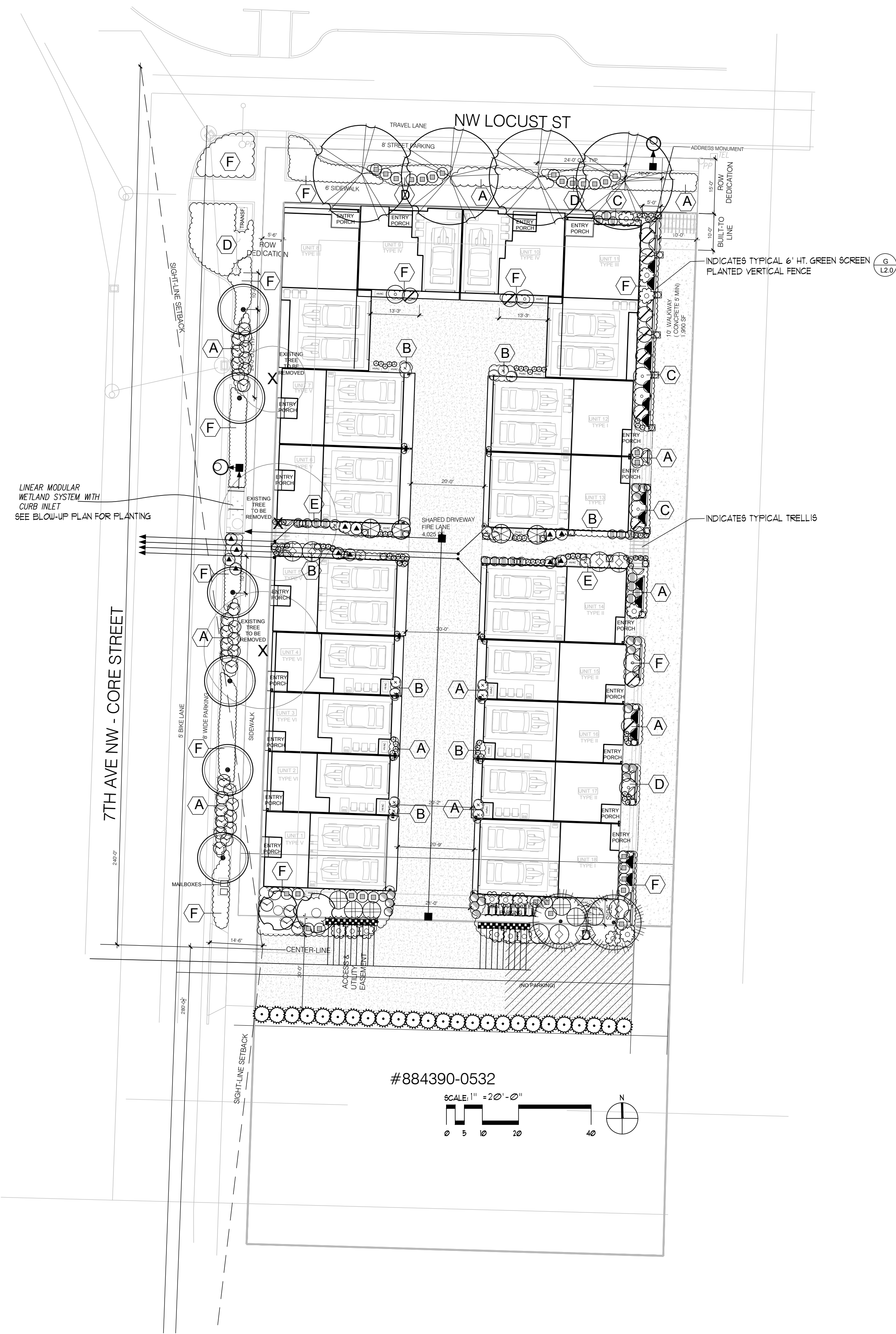
DWN BY
KAL

12840 81ST AVENUE NE
Kirkland, WA 98034
Tel: 425.821.5038 Fax: 425.821.5730

18-UNIT TOWNHOMES
683 NW LOCUST STREET
MARK McFADYEN
411 5TH STREET, ANACORTES, WA. 98021
(206) 755-6041

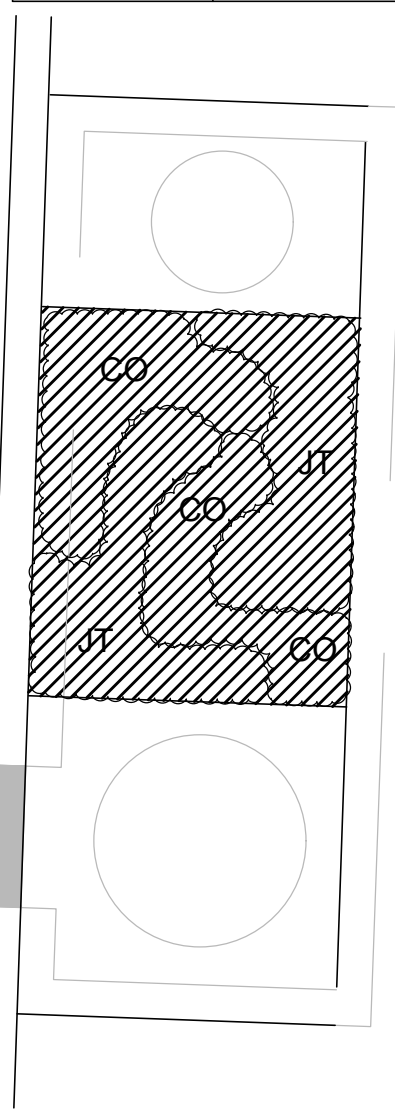
SHEET
6 of 7

JOB No.



PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE AT PLANTING	QTY.	NATIVE/ ADAPTIVE
TREES				
X	INDICATES EXISTING TREE TO BE REMOVED			
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / SERVICEBERRY TREE FORM	3" CALIPER, TREE FORM, BRANCHED AT 1' HT.	4	YES
	ZELKOYA SERRATA 'FASTIGIATA' / COLUMNAR ZELKOYA	3" CALIPER, TREE FORM, BRANCHED AT 1' HT.	6	NO
	CHAMAECYPARIS OBUSA 'GRACILIS' / SLENDER HINOKI CYPRESS	8' HT, 3" CALIPER	2	NO
	ACER GINALLA 'FLAME' / AMUR MAPLE	8' HT., MULTI-STEM, 3@ 1" CALIPER	2	NO
SHRUBS				
	ENKIANTHUS CAMPANULATUS 'RED BELLS' / ENKIANTHUS	24" HT, 5-GAL POT	4	NO
	RIBES SANGUINUM / RED FLOWERING CURRENT	24" HT, 5-GAL POT	6	YES
	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	18" HT, 3-GAL POT	1	YES
	MAHONIA NERVOSA / LONG-LEAF MAHONIA	12" HT, 2-GAL POT	19	YES
	POLYSTICHUM MUNITUM / SWORD FERN	12" HT, 2-GAL POT	11	YES
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / LAVENDER	12" HT, 2-GAL POT	18	NO
	BLECHNUM SPICANT / DEER FERN	18" HT, 2-GAL POT	12	YES
	CORNUS STOLONIFERA 'KELBET' / DWARF RED-TWIG	12" HT, 2-GAL POT	26	YES
	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	18" HT, 3-GAL POT	25	NO
	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	12" HT, 2-GAL POT	31	NO
	CALAMAGROSTIS ACUTIFLORA KARL FORSTER' / FEATHER REED GRASS	18" HT, 2-GAL POT	1	NO
	PENNISETUM ALOPECUROIDES 'HAMLIN' / FOUNTAIN GRASS	12" HT, 2-GAL POT	31	NO
	SKIMMIA JAPONICA / SKIMMIA	12" HT, 3-GAL POT	17	NO
	CROCOSMIA / MONTERETIA	12" HT, 1-GAL POT	15	NO
	CLEMATIS MONTANA / ANEMONE CLEMATIS	3" HT, STAKED 1-GAL POT	15	NO



BLOW-UP PLAN LINEAR MODULAR WETLAND SYSTEM

	AKEBIA QUINATA / FIVELEAF AKEBIA	3" HT, STAKED 1-GAL POT	15	NO
WETLAND PLANTS				
	CAREX OBNUPTA / SLOUGH SEDGE	4-INCH POT		6" O.C.
	JUNCUS TENUIS / SLENDER RUSH	4-INCH POT		6" O.C.
GROUND COVERS				
	LIRIOPE SPICATA / CREEPING LILY TURF	4-INCH POT		1'-0" O.C.
	EPIMEDIUM X RUBRUM / HYBRID EPIMEDIUM	4-INCH POT		1'-0" O.C.
	GAULTHERIA SHALLOM / SALAL	4-INCH POT		1'-0" O.C.
	RUBUS CALYCINOIDES / EVERGREEN BRAMBLE	4-INCH POT		1'-0" O.C.
	GAULTHERIA PROCUMBENS / WINTERGREEN	4-INCH POT		1'-0" O.C.
	FRAGARIA CHILOENSIS / SAND STRAWBERRY	4-INCH POT		1'-0" O.C.

INDICATES 4' HT. GREEN SCREEN PLANTED VERTICAL FENCE

LIGHTING LEGEND

INDICATES LOW-VOLTAGE LED PATHWAY LIGHT

TREE DENSITY CALCULATION

REQUIRED DENSITY: 4 SIGNIFICANT TREES / 5,000 SF.
SITE AREA: 24,900 SF. / 5,000 = 5 X 4 = 20 TREES @ 6" DBH = 120" DBH TOTAL

EXISTING TREES TO BE SAVED: 0

PROPOSED ON-SITE NEW TREES:
14 @ 3" = 420" DBH TOTAL

PROPOSED OFF-SITE NEW TREES:
26 @ 3" = 780" DBH TOTAL

PLANTING NOTES AND SEQUENCE:

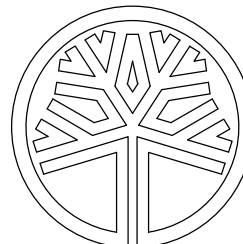
1. ALL NEW PLANTINGS SHALL BE IRRIGATED FOR THE ESTABLISHMENT PERIOD WITH SURFACE INSTALLED DRIP AUTOMATIC IRRIGATION EQUIPMENT WITH RAIN SHUT-OFF DEVICE. COMPLETE INSTALLATION OF IRRIGATION SYSTEM PRIOR TO PLANTING OF VEGETATION. NO TRENCHING ALLOWED WITHIN CRITICAL ROOT ZONE OF EXISTING TREES.
2. ALL NEW PLANTING AREA SUBGRADES, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL BE TILLED TO A DEPTH OF 12" AND ALL LARGE ROCKS, STICKS, ROOTS AND DEBRIS SHALL BE REMOVED FROM THE TILLED AREA.
3. ALL NEW PLANTING AREAS, EXCEPT THOSE WITHIN THE CRITICAL ROOT ZONE OF ALL EXISTING TREES, SHALL RECEIVE MINIMUM 2" OF COMPOST SOIL AMENDMENT TILLED INTO THE TOP 6" OF IMPORTED SANDY LOAM SOIL. ALL AREAS SHALL RECEIVE MIN. 2" OF ORGANIC MULCH COVER.
4. STAKE OR MARK PLANT LOCATIONS AS INDICATED ON THIS PLAN. AVOID ALL CONFLICTS WITH UTILITY LOCATIONS AND ADJUST PLANT LOCATIONS AS REQUIRED.
5. INSTALL PLANTS AS DETAILED. APPLY SUFFICIENT WATER FOR ESTABLISHMENT OF HEALTHY PLANT GROWTH.

JGM
LANDSCAPE ARCHITECTS
INCORPORATED P.S.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
PARKS AND
RECREATION PLANNING
12610 NE 104TH ST.
KIRKLAND WA 98033
PH: 425.454.5723
FX: 425.822.3525
E: jgm@jgm-inc.com

BUILD 18 TOWNHOMES
LOCUST AND 7TH AVE
683 NW LOCUST AVE
ISSAQUAH, WA

REVISIONS/DRAWING ISSUES:

Drawn by: CL
Checked by: CL



DATE: 3-12-2020

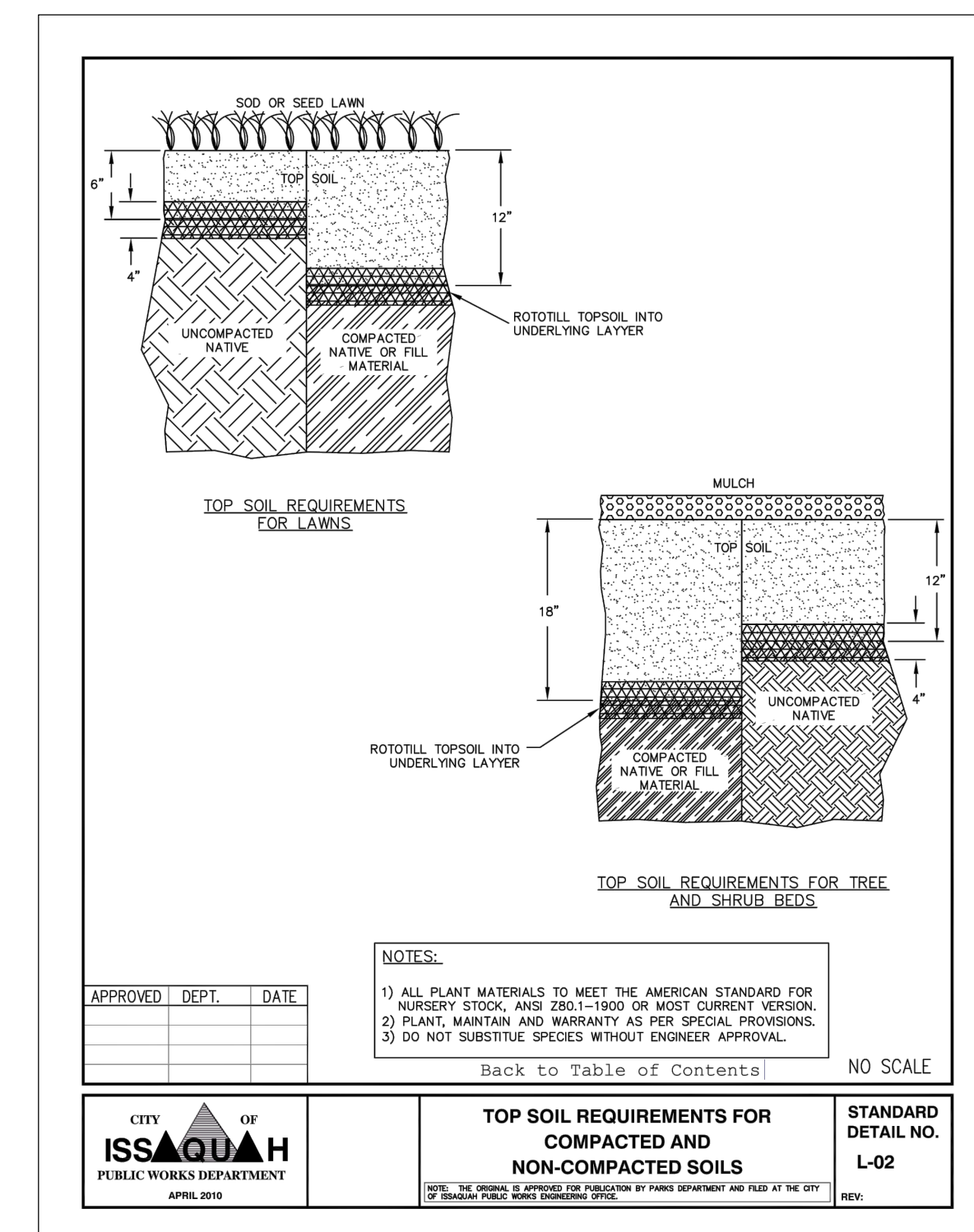
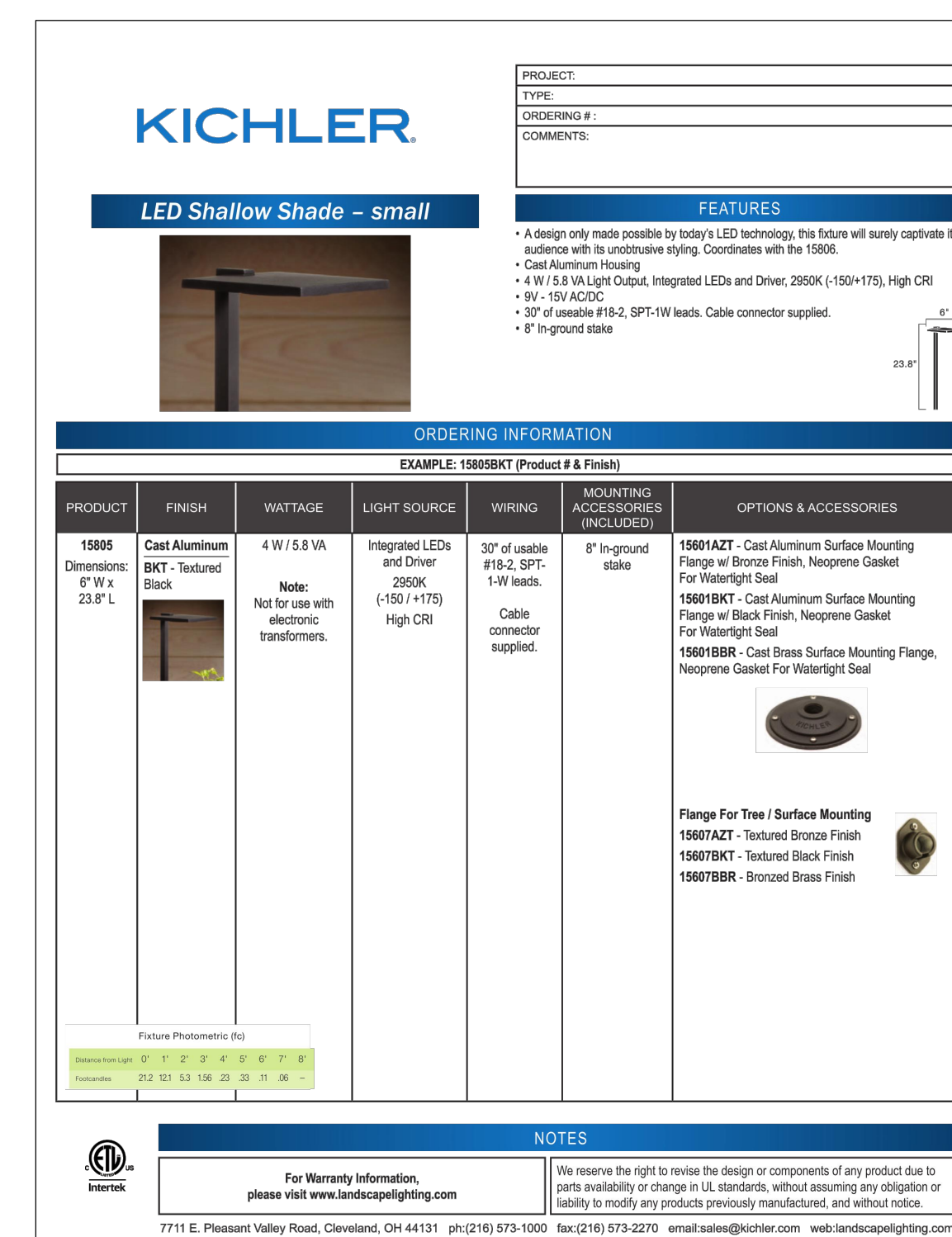
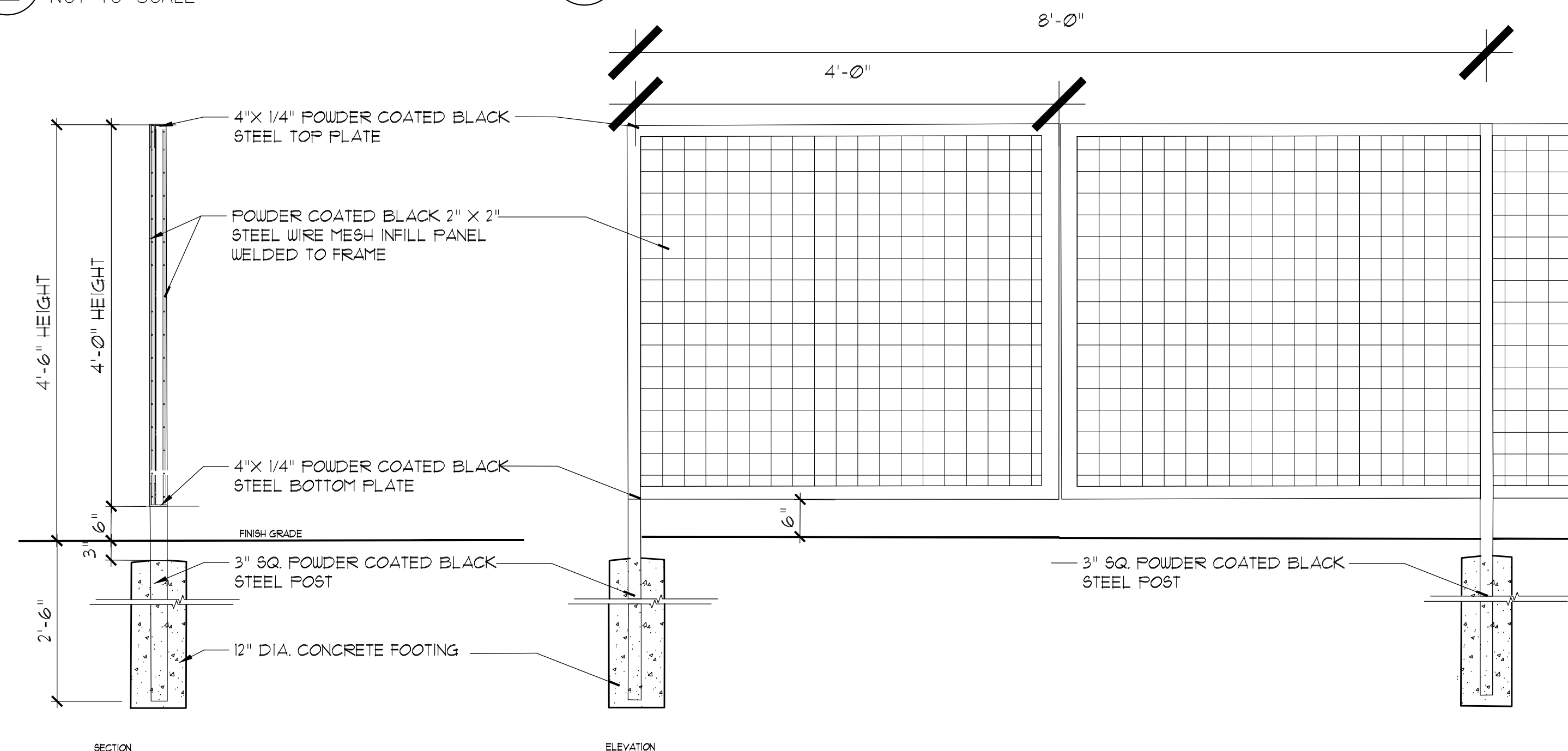
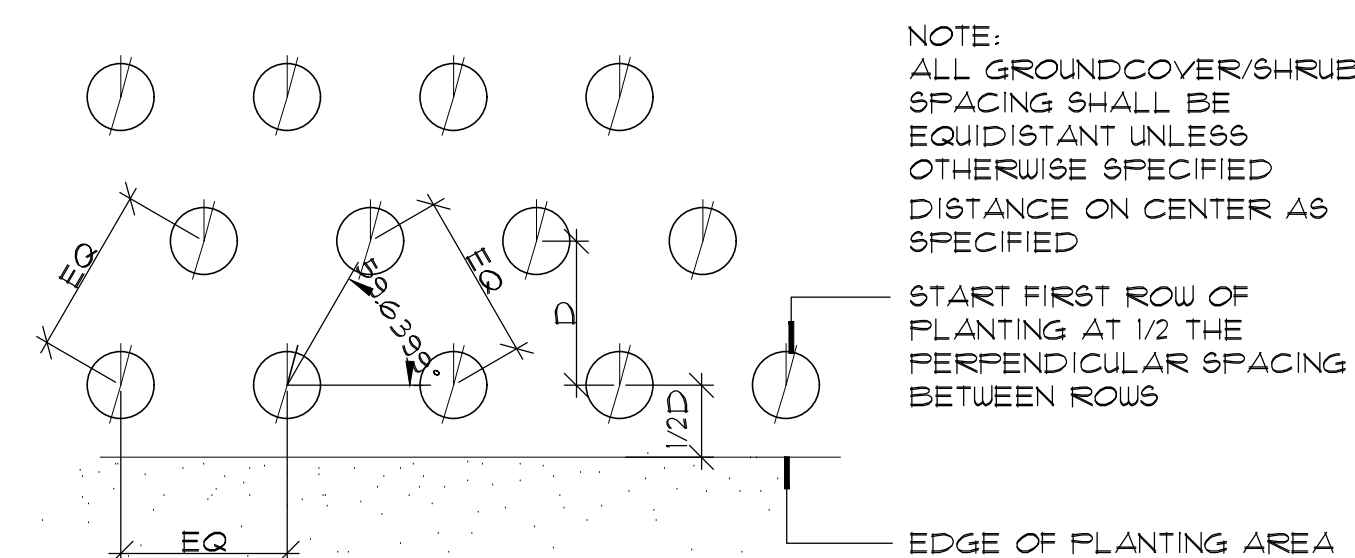
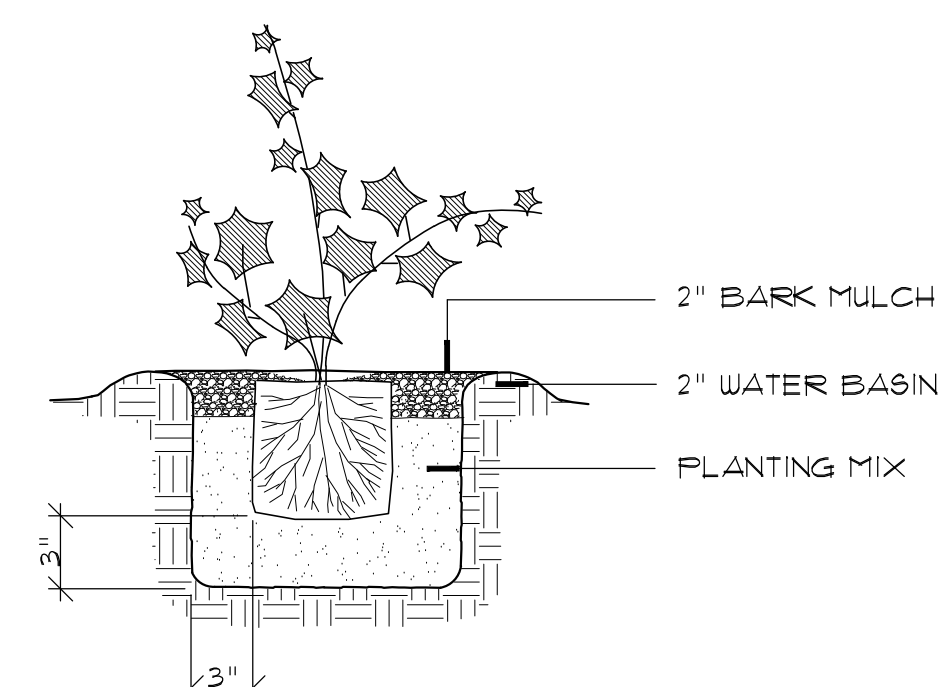
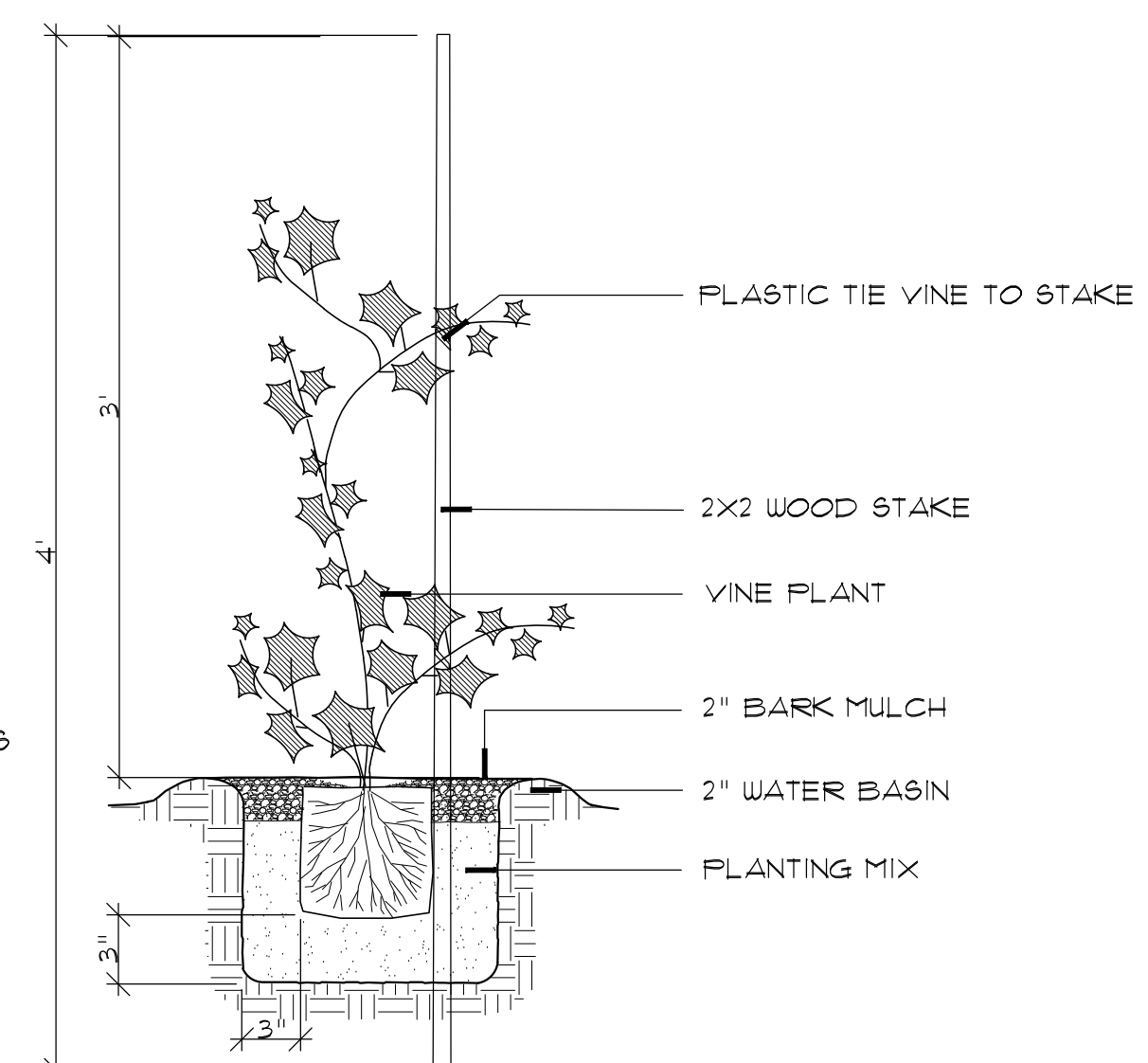
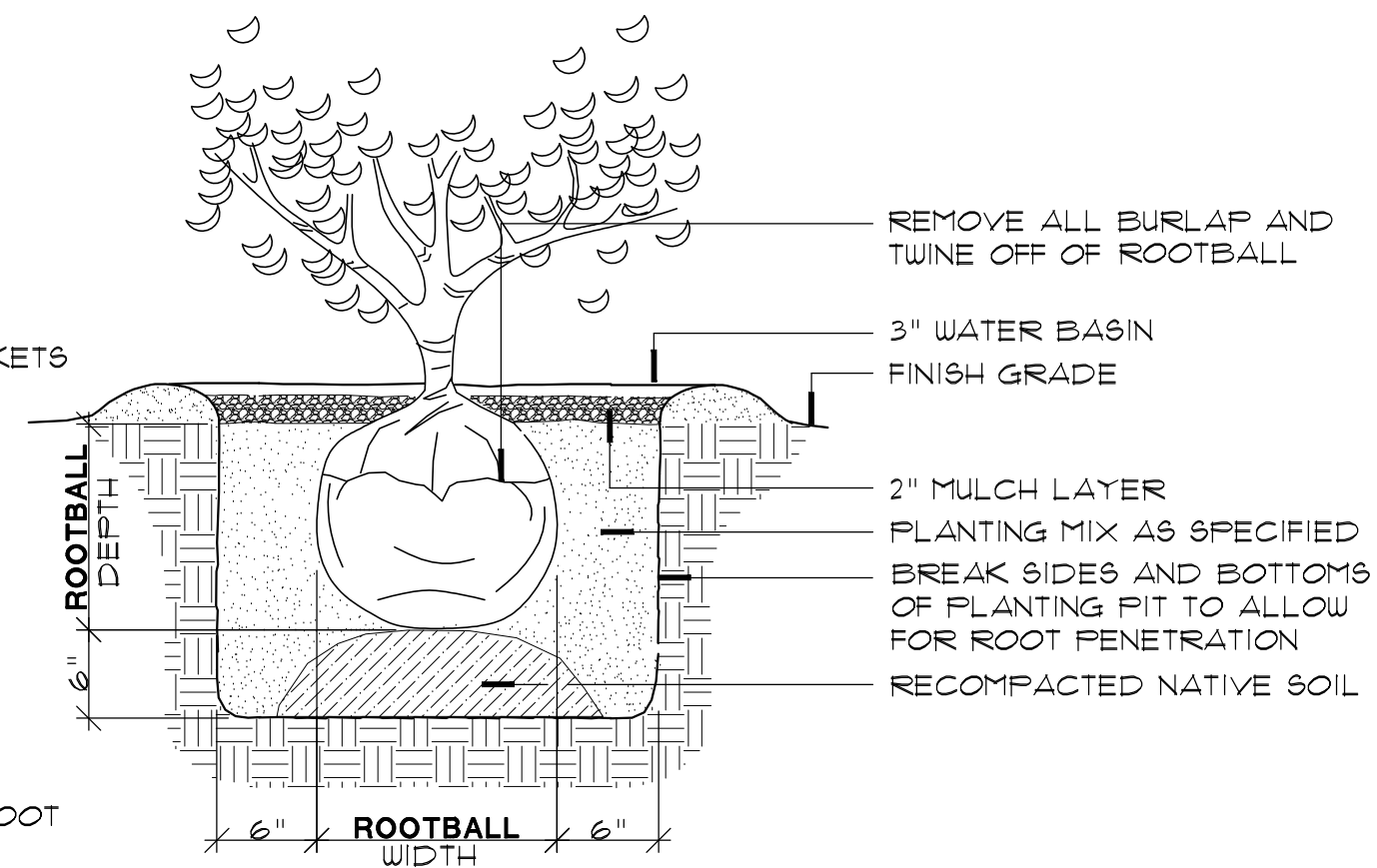
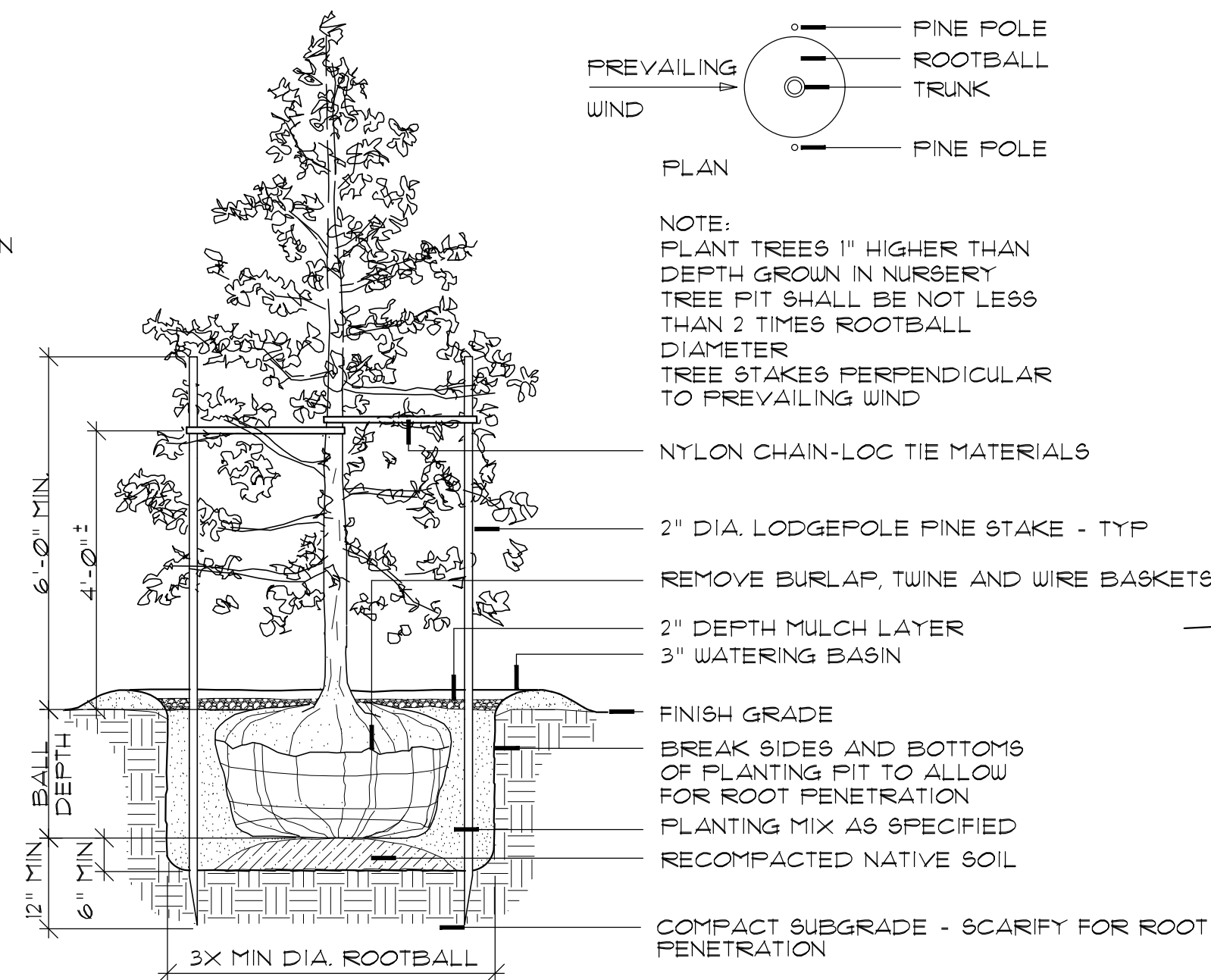
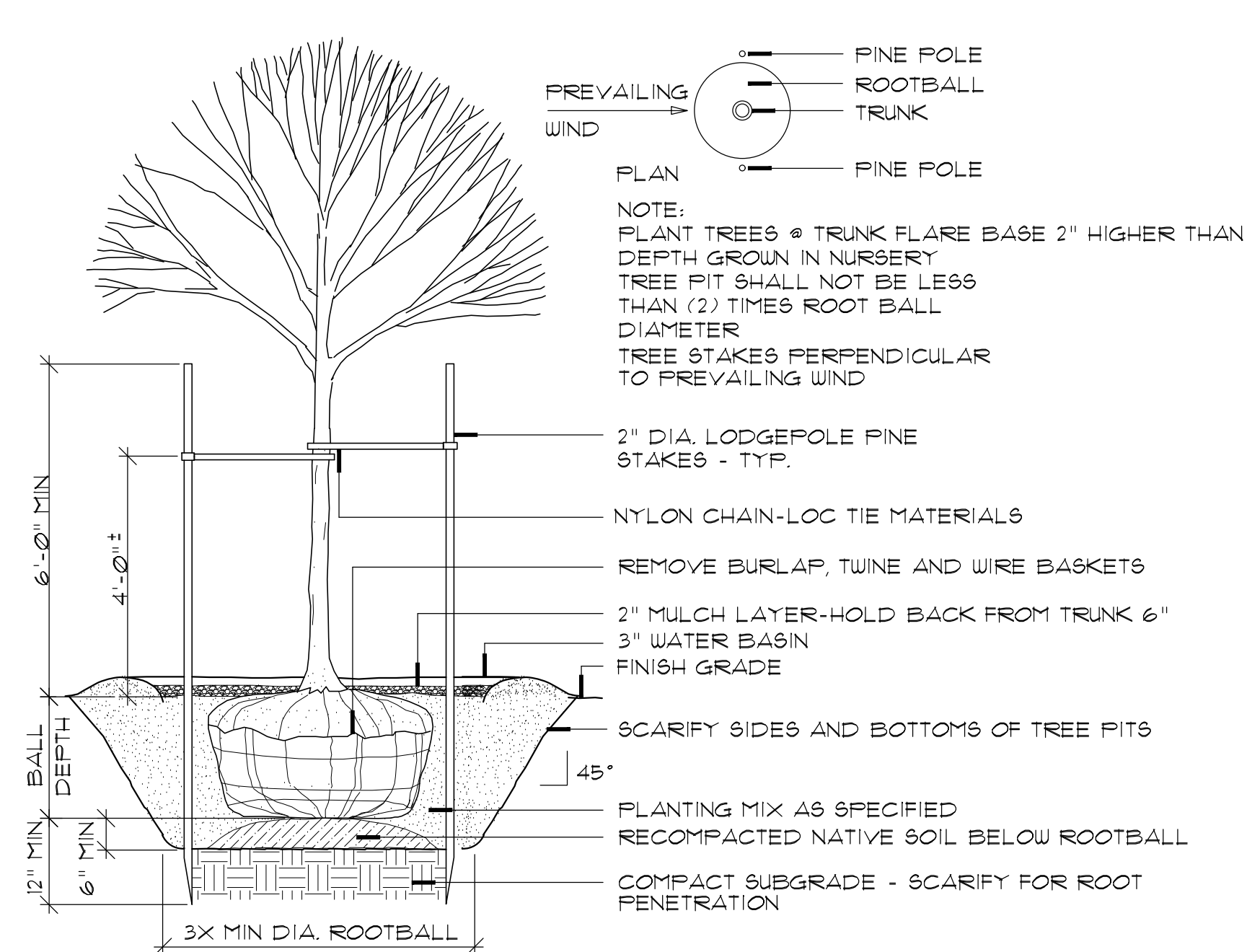
LAST UPDATE:
CAD FILE:

DRAWING TITLE

PLANTING PLAN

SHEET NUMBER

1.0



LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S GUARANTEE NO. 5003353-2435207)

LOT 1 AND 2 OF CITY OF ISSAQUAH, SHORT PLAT NO. SP-86-02, RECORDED JULY 2, 1986 UNDER RECORDING NO. 8607020941, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF N44°05'29"E PER ROS 75/128

REFERENCES

1. PLAT OF HERBERTS UPPER'S SECOND ADDITION, VOLUME 21, PAGE 4
2. RECORD OF SURVEY VOLUME 75 PAGE 128, REC# 9008309004

VERTICAL DATUM

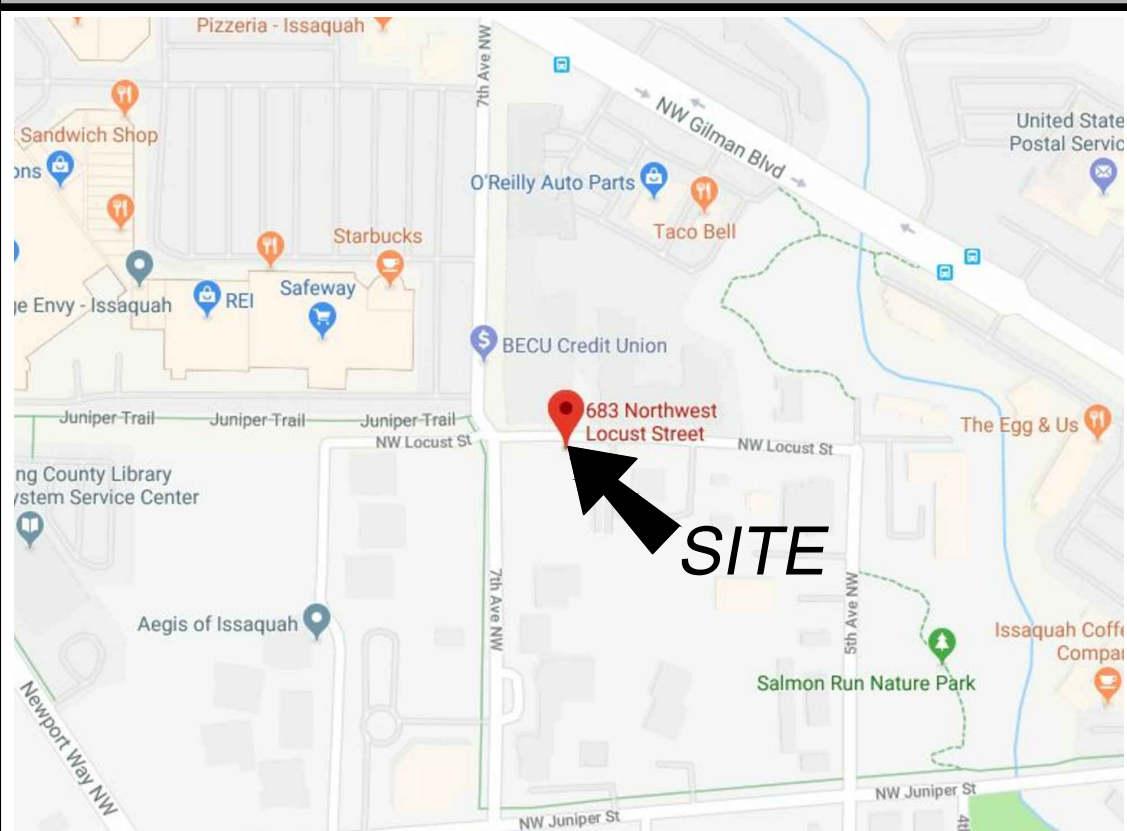
NAVD 88 PER GPS OBSERVATION

SURVEYOR'S NOTES

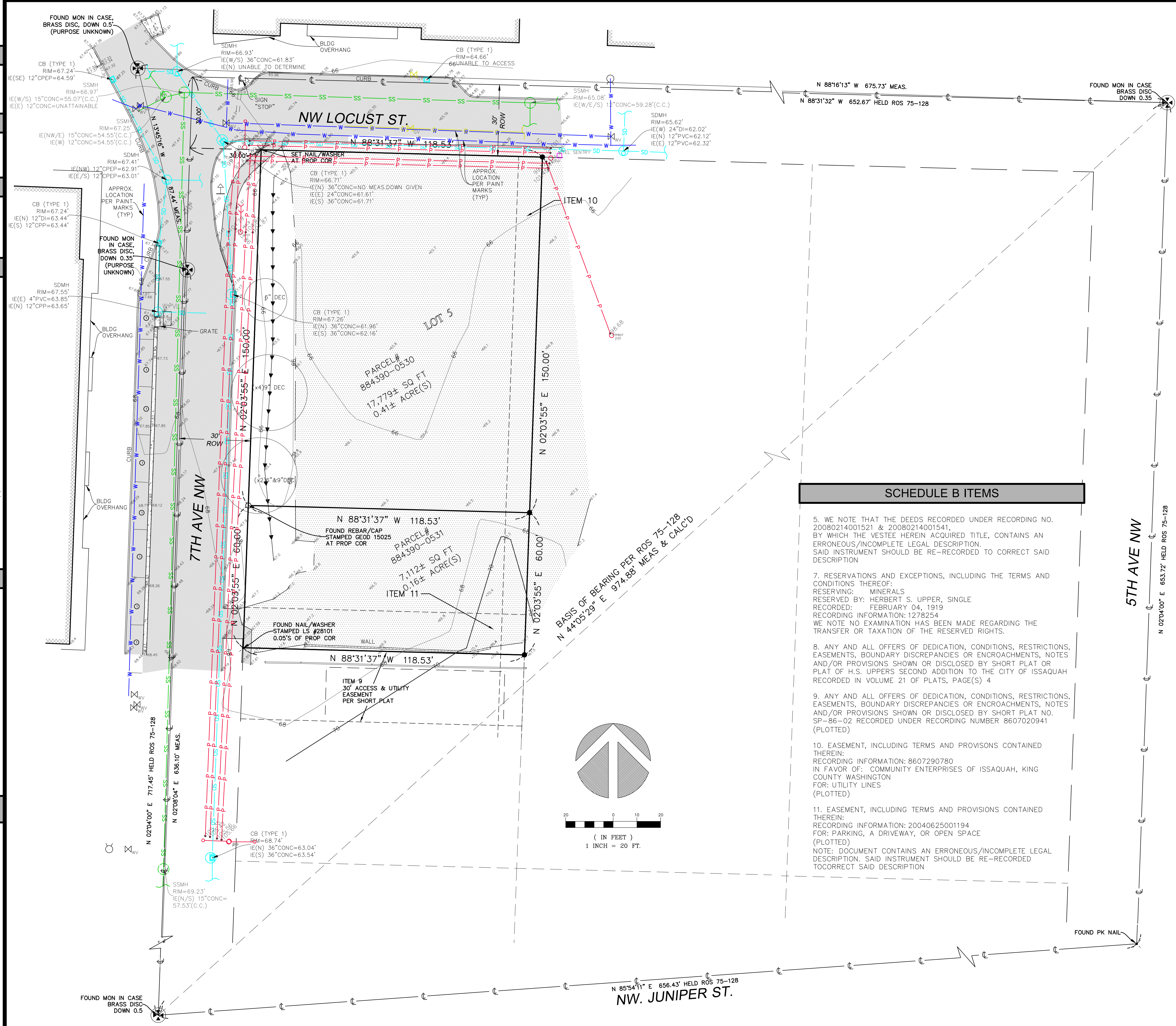
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN DECEMBER OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRACE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NOS. 884390-0530 & 884390-0531
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 24,891± S.F. (0.57± ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	BUILDING		POWER POLE
	ASPHALT SURFACE		POWER POLE W/ LIGHT
	CENTERLINE ROW		REBAR AS NOTED (FOUND)
	RETAINING WALL		REBAR & CAP (SET)
	DITCH (FLOWLINE)		SEWER LINE
	FIRE HYDRANT		SEWER MANHOLE
	GAS LINE		SIGN (AS NOTED)
	GAS VALVE		STORM MANHOLE
	GRAVEL SURFACE		STORM DRAIN LINE
	GUY ANCHOR		TELEPHONE SENTRY
	INLET (TYPE 1)		TREE (AS NOTED)
	NAIL AS NOTED		WATER LINE
	MONUMENT IN CASE (FOUND)		WATER VALVE
	POWER (OVERHEAD)		PARKING SPACES

VICINITY MAP
N.T.S.

TOPOGRAPHIC & BOUNDARY SURVEY



SCHEDULE B ITEMS

5. WE NOTE THAT THE DEEDS RECORDED UNDER RECORDING NO. 20080214001521 & 20080214001541, BY WHICH THE VESTEE HEREIN ACQUIRED TITLE, CONTAINS AN ERRONEOUS/INCOMPLETE LEGAL DESCRIPTION. SAID INSTRUMENT SHOULD BE RE-RECORDED TO CORRECT SAID DESCRIPTION
7. RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RESERVING: MINERALS
RESERVED BY: HERBERT S. UPPER, SINGLE
RECORDED: FEBRUARY 04, 1919
RECORDING INFORMATION: 1278254
WE NOTE NO EXAMINATION HAS BEEN MADE REGARDING THE TRANSFER OR TAXATION OF THE RESERVED RIGHTS.
8. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF H.S. UPPERS SECOND ADDITION TO THE CITY OF ISSAQUAH RECORDED IN VOLUME 21 OF PLATS, PAGE(S) 4
9. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT NO. SP-86-02 RECORDED UNDER RECORDING NUMBER 8607020941 (PLOTTED)
10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 8607290780
IN FAVOR OF: COMMUNITY ENTERPRISES OF ISSAQUAH, KING COUNTY WASHINGTON
FOR: UTILITY LINES
(PLOTTED)
11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 20040625001194
FOR: PARKING, A DRIVEWAY, OR OPEN SPACE
(PLOTTED)
NOTE: DOCUMENT CONTAINS AN ERRONEOUS/INCOMPLETE LEGAL DESCRIPTION. SAID INSTRUMENT SHOULD BE RE-RECORDED TO CORRECT SAID DESCRIPTION

TOPOGRAPHIC & BOUNDARY SURVEY
SW 1/4 OF NE 1/4 SEC. 28, TWP. 24 N., RGE. 06 E., W.M.

DRM Properties LLC
683 NW LOCUST ST
SEATTLE, WA 98027



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	150366
DATE:	12/13/18
DRAFTED BY:	LCH
CHECKED BY:	EJG/TMM
SCALE:	1" = 20'
REVISION HISTORY	
02/17/20	ADD TOPO
SHEET NUMBER	
1 OF 1	